

# Newcastle

Community Plan

## Area Zoning



King County  
Planning Division

December 1983



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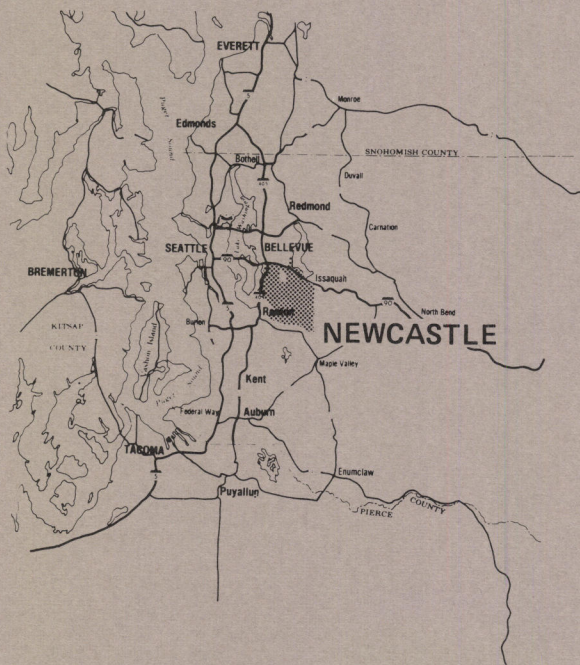
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# Newcastle

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## Area Zoning

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# **READER ASSISTANCE**

## **AREA ZONING FORMAT**

Included in this report are:

### **1. Introduction**

The introduction defines Area Zoning, describes its relationship to the Newcastle Community Plan, and explains the adoption process.

### **2. Summary of Newcastle Plan Concepts**

This section describes the major components of the Newcastle Community Plan concepts, which encourage growth in areas where there has already been a commitment to urban/suburban growth (the Northwest Subarea) and within a village development on Cougar Mountain.

### **3. Area Zoning Highlights--Area-Wide Zoning Changes**

The highlights include descriptions of the major zoning changes proposed for Newcastle, organized by subarea (See Figure 1).

- a. Northwest Subarea
- b. Cougar Mountain Subarea
- c. Squak Mountain Subarea
- d. East Renton Plateau Subarea
- e. May Valley Subarea
- f. Factoria Subarea

These descriptions explain the recommended changes and provide the pertinent policy information from the Adopted Newcastle Community Plan. The zoning changes for commercial areas are discussed under separate headings under each subarea. The Factoria Subarea is covered in detail, by property groups, in the same format contained in the Factoria Development Report, December, 1979.

### **4. Newcastle Area-Wide Zoning Maps**

This section includes large foldout maps showing the existing zoning before the Newcastle Community Plan and Area Zoning were adopted and the zoning changes adopted in the Newcastle planning area.

### **5. Area-Wide P-Suffix Conditions**

This section includes P-suffix conditions which relate to area-wide changes. They are: P-suffix for Historic Sites, May Creek Drainage Basin (Floodplain Guidelines and Limitation on Grazing Animal Access to May Creek), Open Space in the S-C (Suburban Cluster) zone, and 20 foot setback from Lake Boren.



## 6. Individual Zoning Maps and Explanations

This section begins with an index to the zoning maps. (See the map of the Newcastle planning area on page 59 showing the page numbers where half-section zoning maps can be found.)

Following the index are the zoning maps, at a scale of 1" = 600'. These maps display the adopted zoning changes. An "X" through a zone category indicates the former zoning. The maps reproduced in this report are copies of the official zoning map series which is adopted as a part of this Area Zoning. The official maps are at a scale of 1" = 200' and can be reviewed at the County at the Building and Land Development Division.

A short description is on the opposite page which precedes each zoning map. It outlines the nature of the zone change, reasons for the change, and the applicable Newcastle Community Plan policies.

## 7. Appendices

Appendix A contains a synopsis of the King County Zoning Code which briefly describes each zone classification. More detailed information on individual zone classification requirements may be obtained by calling the Division of Building and Land Development at 344-7900. Appendix B contains a complete list of the policies from the adopted Newcastle Community Plan.



## **How to Find Zoning Changes**

To determine if a zoning change has occurred for a specific piece of property, turn to the index map (page 59) and find the section-township-range within which the parcel is located. The page number of the detailed zoning map is given inside each half-section.

Turn to the half-section zoning map and locate the parcel. If a zoning change has occurred, the related text for that zoning change will be given on the facing page.



# INTRODUCTION

The Newcastle Area Zoning report contains new adopted zoning maps for the Newcastle planning area and explains the zoning changes. The Area Zoning is a companion document to the Newcastle Community Plan which was developed by a 21-member planning committee (plus three alternates) between October, 1978 and October, 1981 and adopted by the King County Council on May 31, 1983. The Newcastle Area Zoning implements, through zoning changes, the land use pattern recommended in the Community Plan.

## Study Area

The Area Zoning report covers the same area as the Newcastle Community Plan. The Newcastle planning area is located in the unincorporated area of King County, south of Bellevue, west of Issaquah, north of Renton, and east of Lake Washington.

## Definition of Area Zoning

Area zoning is defined by Ordinance No. 00263 as being synonymous with the terms of "rezoning or original zoning" as used in the King County Charter. Area zoning means: the procedures initiated by King County which result in the adoption or amendment of zoning maps on an area-wide basis. The procedure is characterized by being comprehensive in nature dealing with natural homogeneous communities, distinctive geographic areas and other types of districts having unified interests within the County. Unlike an individual reclassification, area zoning usually involves many separate properties under various ownerships and utilizes the range of the zoning classifications available to the County to express the land use policies of the community plan in zoning map form. The area zoning is to be proposed at the same time as the community plan (King County Ordinance 3669).

## Area Zoning Process

The Area Zoning converts the Newcastle Community Plan's land use designations and policies into specific proposed zoning classifications and guidelines. Draft and final environmental impact statements (EIS) have been prepared in conjunction with development of the Newcastle Community Plan and Area Zoning and the May Creek Basin Plan.

The Newcastle Area Zoning was adopted concurrently with the Proposed Newcastle Community Plan on May 31, 1983. After adoption by the County Council, the Plan became an official policy document and the zoning changes in the Area Zoning went into effect ten days after the ordinance was signed by the County Executive. The Plan and Area Zoning are used by the King County Executive, the County Council, the Zoning and Subdivision Examiner, and all County departments to ensure that County actions are consistent with the policies of the Plan. For example, site plans for development proposals are reviewed for consistency with the P-suffix conditions listed in the Area Zoning.

# **SUMMARY OF NEWCASTLE PLAN CONCEPTS**

The major elements of the Newcastle Community Plan concepts are summarized below; the Area Zoning implements the policy recommendations and land use designations from the Newcastle Community Plan.

During the Newcastle community planning process, a key question was how to easily accommodate the population forecasts and be responsive to the area's special characteristics--its location between three existing employment centers and within commuting distance to Seattle, its environmental constraints, and its existing development pattern. Taking these factors into account, a plan concept was developed which encourages growth 1) in areas where there has already been a commitment to urban/suburban development, and 2) within development of up to two villages on Cougar Mountain. The plan concept would retain the basically residential character of the planning area, providing a full range of housing opportunities and convenience shopping for residents of the planning area.

The Adopted Newcastle Community Plan is based on the following concepts:

- New development is encouraged where there are existing public facilities. The Plan encourages growth within the western and northern portions of the planning area. The basic character of these areas would continue to be single family residential neighborhoods. Some additional multifamily development would occur within the Factoria Subarea. Many of the local commercial needs would be met by the Factoria shopping area and facilities within the adjacent communities of Bellevue, Renton, Issaquah and Seattle. Conventional industrial development would continue to occur just outside the planning area.
- The development of up to two villages may be permitted in the Cougar Mountain Subarea. This component is responsive to the environmental constraints of the land and the opportunity of the large, undeveloped properties available to develop under a master plan. Each village would have a mix of activities--single and multifamily housing, neighborhood shopping and required public facilities. Each village would not exceed 4,000 housing units or an overall density of three units per acre during the next ten years. The Plan specifically addresses village location, development guidelines and criteria, and a master plan implementation process.

The remaining portions of the Cougar Mountain Subarea would be considered a low density residential area. This would be implemented by low density residential designations on the Land Use Plan Map, growth reserve zoning categories and by limited sewer and transportation extensions. The future of the low density areas would be based on a revision of the Newcastle Community Plan. The revision process would include community involvement, a thorough evaluation of the successes and failures of village development and consideration of newly identified issues.



The Plan encourages a diversity of housing opportunities in order to provide for people of varying lifestyles, incomes and ages. In addition to the variety of housing permitted within village development on Cougar Mountain and the suburban development of the western and northern portions of the planning area, the Plan recognizes areas where large lot development has been established. A low density residential designation, one to two units per acre, is made for the East Renton Plateau. This stems from the existing type of development and level of services. Concern over the impact of development on the environmentally sensitive May Valley area is responsible for low residential densities recommended there. Additional policies related to surface water and flood problems have been developed for May Valley and are in the Natural Features section of the Plan.

Utility service is another means of implementing the development concept of the Newcastle Plan. Where the Plan designates suburban and urban type development, the sewer local service area has been extended. In the areas reserved for future development and areas with low residential densities, on-site wastewater systems are recommended.

The Plan recognizes the importance of protecting environmentally sensitive areas, using this as a critical factor in selecting and applying the plan concept. Protection of these areas is achieved by preserving some open space and restricting development in particularly sensitive areas. Low residential densities are also recommended in some instances as a way to protect fragile or hazardous natural areas.

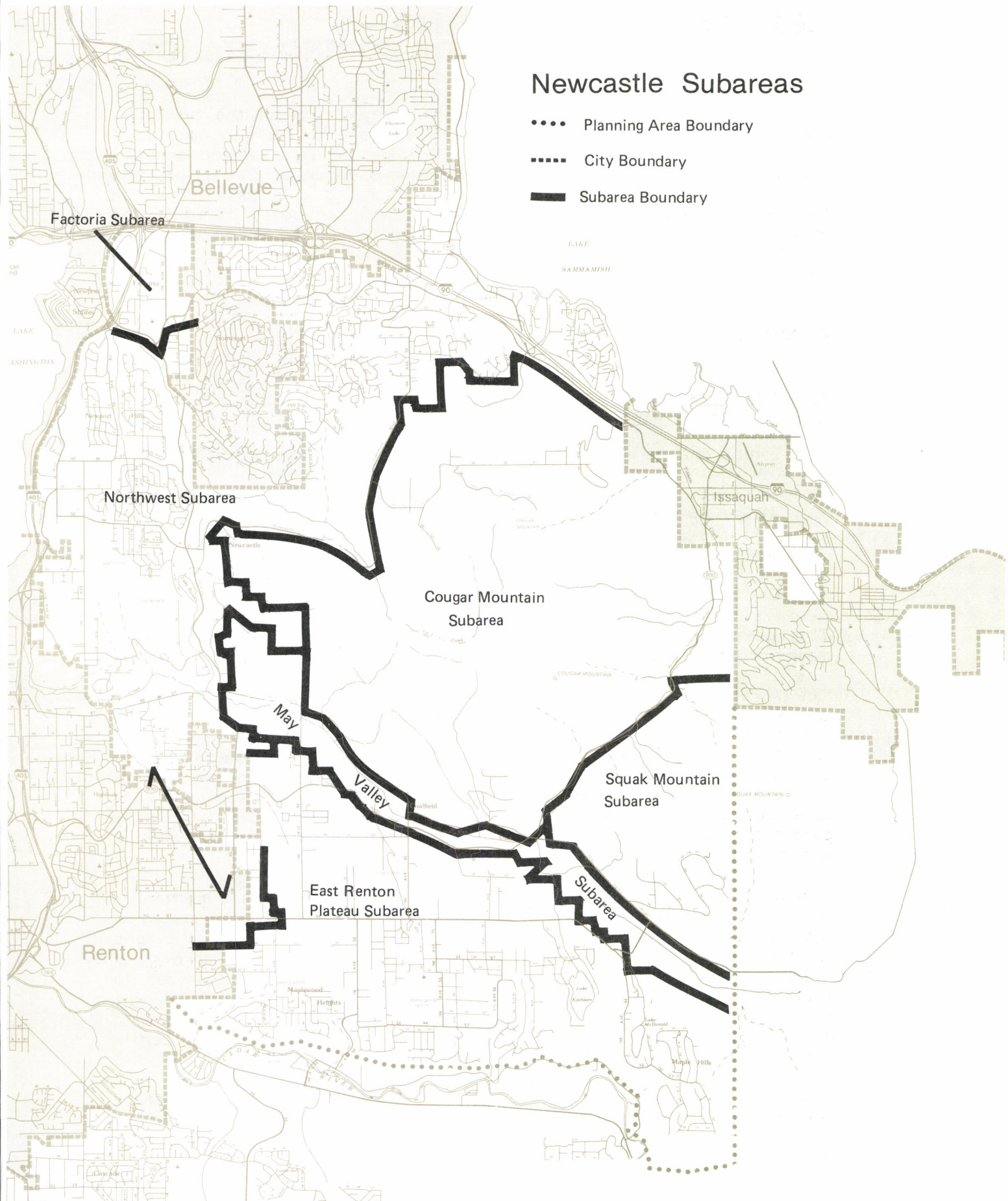
In summary, the Plan encourages future growth where there has been a commitment to urban/suburban development and within the villages on Cougar Mountain. A portion of the planning area would be retained as a residential reserve; the ultimate land use decisions for this area would not be made during the next six-to-ten years, prior to an update of the Plan. The Plan also designates lower residential densities for some of the more environmentally sensitive land and in areas where this type of development has been established. The Plan thus accommodates expected growth, reserves land for future development, and provides for a variety of lifestyles.

## Newcastle Subareas

..... Planning Area Boundary

----- City Boundary

———— Subarea Boundary





## **AREA ZONING HIGHLIGHTS – AREA-WIDE ZONING CHANGES**

This section describes all major zoning changes made in the Newcastle planning area. The pre-existing zoning and adopted zoning are shown on maps at the end of this section. This section is organized by sub-area, and all major zoning changes are discussed under the appropriate subarea. The map on the previous page shows subareas within the Newcastle planning area. For specific zoning changes, refer to the index to the individual zoning maps on page 59. Following the index are the zoning maps displaying zoning changes and a description of each zoning change.

### **Northwest Subarea**

#### Single Family Development at One Unit per Acre, Clustered (SC-Suburban Cluster) in Environmentally Sensitive Areas

This zoning change implements Newcastle Community Plan Policy N-9:

IN ORDER TO PRESERVE AND PROTECT SUBURBAN/URBAN AREAS WHERE A SUBSTANTIAL PORTION OF THE LAND IS CLASSIFIED AS A CLASS III LANDSLIDE HAZARD, WETLAND OR COAL MINE HAZARD AREA, RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED TO CLUSTER AT AVERAGE DENSITIES WHICH DO NOT EXCEED ONE DWELLING UNIT PER ACRE.

This policy would limit residential density to one house per acre as a means of providing partial protection of environmentally sensitive areas.

The areas changed to SC (Suburban Cluster) zoning were previously zoned S-R (Suburban-Residential), RS-15,000 (Single Family Residential, 15,000 square foot minimum lot size), Q-M (Quarrying and Mining), and S-E (Suburban Estate). The S-E zone allows a minimum lot size of 35,000 square feet. The S-R and RS-15,000 zones allow a minimum lot size of 15,000 square feet in areas without sewers and the Q-M zone does not allow residential development. The S-R and RS-15,000 zones permit higher average densities than were recommended for this area in the Newcastle Community Plan.

The SC zone was chosen for this area because it provides a mechanism for protecting sensitive areas and preserving open space. As stated in the purpose section of the zone classification, KCC 21.10.010, the zone is intended to "provide areas permitting uses and activities more rural in character than practical in the more concentrated urban areas; to establish and maintain a living environment of high standard for single family residential use by requiring low density and substantial common open space within subdivisions; (and) to protect environmentally sensitive areas..."

The SC zone permits lot clustering with maximum average densities of one house per acre. For parcels of five acres and greater, lots must

be clustered so that 50% or more of the site being subdivided is reserved, either for permanent open space or for future resubdivision. With lot clustering, the minimum lot size that could occur--if other pertinent requirements are met--is 9,600 square feet where public sewers are available and 15,000 square feet in areas without sewers. For parcels containing five acres or more, the S-C zone requires that any wetland, Class III landslide hazard area or coal mine hazard area on a site be dedicated as permanent open space. Development can occur in these areas only if approved pursuant to the Sensitive Areas Ordinance #4365.

The lot clustering provision is not required for parcels of less than five acres. Unless such parcels contain a wetland, Class III landslide hazard area, or coal mine hazard area, a density of one dwelling unit per acre is permitted without lot clustering. No reserve tract is required.

Single Family Development at Two to Three Homes per Acre (RS-15,000, RS-15,000-P, and SR-15,000)

This zoning change implements Newcastle Community Plan policy N-4:

A VARIETY OF RESIDENTIAL LOT SIZES AND HOUSING TYPES SHOULD BE ENCOURAGED.

These areas were primarily zoned S-R (Suburban-Residential) with no density suffix. The addition of the density suffix SR-(15,000) or the zone change to RS-15,000 (Residential-Single Family) establishes a minimum lot size of 15,000 square feet. According to King County Comprehensive Plan policy D-24, the smallest lot size normally allowed in areas not served by sewers is 15,000 square feet. This zoning change is made in areas outside the sewer local service area, and in areas now developed or developing at a density of two to three homes per acre.

Single Family Development at Three to Four Homes per Acre (RS-9600)

This zoning change implements Newcastle Community Plan policy N-11:

MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, THREE TO SIX UNITS PER ACRE, SHOULD BE PERMITTED WHEN 1) EXISTING OR APPROVED WATER AND SEWER FACILITIES ARE AVAILABLE, AND 2) DEVELOPMENT IS CONSISTENT WITH THE POLICIES OF THIS PLAN AND THE KING COUNTY COMPREHENSIVE PLAN.

This policy encourages future growth in areas where there has been a commitment to urban/suburban development. The RS-9600 zone is primarily applied to areas without environmental constraints where sewer and water service is available. Much of this area was already zoned RS-9600 and remains the same in the Newcastle Area Zoning. Some additional areas northeast of Renton are reclassified from S-R (Suburban Residential) and S-E (Suburban Estate) to RS-9600. The S-R zone permits a range of lot sizes, up to 7200 square feet in areas with sewer



and water service. The S-E zone requires 35,000 square foot lots. RS-9600 zoning establishes a minimum lot size of 9600 feet in this area.

Single Family Development at Four to Six Homes per Acre (RS-7200 and SR(7200))

This zoning change implements Newcastle Community Plan policy N-11:

MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, THREE TO SIX UNITS PER ACRE, SHOULD BE PERMITTED WHEN 1) EXISTING OR APPROVED WATER AND SEWER FACILITIES ARE AVAILABLE, AND 2) DEVELOPMENT IS CONSISTENT WITH THE POLICIES OF THIS PLAN AND THE KING COUNTY COMPREHENSIVE PLAN.

This policy encourages future growth in areas where there has been a commitment to urban/suburban development. The RS-7200 and SR(7200) zones are applied in more densely developed portions of the Northwest Subarea and in areas without environmental constraints where water and sewer service is available. These zones permit a minimum lot size of 7200 square feet. Much of the area recommended for RS-7200 and SR(7200) in the Newcastle Plan was already zoned RS-7200 and remains the same. A small area south of Hazelwood was changed from S-R to RS-7200, similar to adjacent properties. The area north of Hill Top and south of Eastgate was changed from S-R to SR(7200), as was an area west of Somerset and south of Factoria. These zoning changes further define the future development pattern in these areas as single family residential, four to six units per acre.

SE 72nd STREET AND COAL CREEK PARKWAY BUSINESS AREA

Business zoning changes to B-C-P (Community Business) and C-G-P (Commercial General) at this location implement Newcastle Community Plan policy N-23:

BUSINESS AREAS, WHICH INCLUDE A MIX OF RETAIL AND RESIDENTIAL USES, SHOULD BE ENCOURAGED AT S.E. 72ND AND COAL CREEK PARKWAY AND AT S.E. 128th ST. AND 138th AVE. S.E.

Multifamily zoning changes to RM-900-P, RM-1800-P and RD-3600 implement Newcastle Community Plan policy N-13:

MULTIFAMILY HOUSING SHOULD BE LOCATED IN, OR NEAR, EXISTING AREAS OF INTENSIVE RESIDENTIAL DEVELOPMENT OR WHERE THIS LEVEL OF USE IS RECOMMENDED BY THE PLAN. ADEQUATE PUBLIC SERVICES SHOULD BE AVAILABLE IN THE AREAS WHERE MULTIFAMILY HOUSING IS ENCOURAGED.

The following types of development conditions are applied in this area through the designation of a P-suffix:

1. Transportation conditions;
2. Conditions to mitigate impacts from business uses on single family residential areas; and
3. Conditions to protect the existing wetlands.

(See pages 124-132 for zoning maps and specific P-suffix conditions)

138TH AVENUE SE AND SE 128TH STREET (CEMETERY ROAD) BUSINESS AREA

Business zoning changes to neighborhood business (B-N-P and BR-N-P) at this location implement Newcastle Community Plan policy N-23:

BUSINESS AREAS, WHICH INCLUDE A MIX OF RETAIL AND RESIDENTIAL USES, SHOULD BE ENCOURAGED AT SE 72ND AND COAL CREEK PARKWAY AND AT SE 128TH ST. AND 138TH AVE. SE.

In addition to providing land for multifamily and commercial uses in this area, the Plan encourages these uses to occur within the same structure in some business areas at SE 128th St. and 138th Ave. SE. Allowing apartments in conjunction with a commercial development provides additional space for multifamily development while increasing the potential economic benefit from having two uses on the property. The BR-N zone (mixed business and residential, neighborhood scale) which allows business uses alone and permits mixed use projects is applied to some properties here.

Multifamily (including townhouse) zoning changes to RT-2400-P and RM-800-P in this area implement Newcastle Community Plan policy N-13.

MULTIFAMILY HOUSING SHOULD BE LOCATED IN, OR NEAR, EXISTING AREAS OF INTENSIVE RESIDENTIAL DEVELOPMENT OR WHERE THIS LEVEL OF USE IS RECOMMENDED BY THE PLAN. ADEQUATE PUBLIC SERVICES SHOULD BE AVAILABLE IN THE AREAS WHERE MULTIFAMILY HOUSING IS ENCOURAGED.

High density single family detached zoning (RS-5000) is designated in this area to implement Newcastle Community Plan policy N-12:

HIGH DENSITY SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, SEVEN UNITS PER ACRE, SHOULD BE PERMITTED WHEN 1) PUBLIC SERVICES ARE AVAILABLE WHICH HAVE THE CAPACITY TO SUPPORT DEVELOPMENT AT URBAN DENSITIES; 2) EMPLOYMENT AND SHOPPING CENTERS, AND OTHER COMMUNITY FACILITIES ARE LOCATED NEARBY; AND 3) DEVELOPMENT IS CONSISTENT WITH THE POLICIES OF THIS PLAN AND THE KING COUNTY COMPREHENSIVE PLAN.

Transportation development conditions are applied in this area through the designation of a P-suffix.

## NEWPORT HILLS BUSINESS DISTRICT

Maintaining the neighborhood business zoning (B-N) at Newport Hills is consistent with Newcastle Community Plan policy N-19:

- N-19      EXISTING NEIGHBORHOOD STORES AND BUSINESS AREAS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS. IN THESE AREAS, THE EXISTING CHARACTER OF BUSINESS USES SHOULD BE MAINTAINED.

## **Cougar Mountain Subarea**

### Growth Reserve Zoning on Cougar Mountain (GR-2.5, Growth Reserve, 2.5 Acres) and Potential Village Development

This zoning change implements the residential reserve concept for the Cougar Mountain area, and it is applied to areas within the master plan development overlay district. Up to two villages may be permitted on Cougar Mountain subject to approval of master plan development proposals. Village development is discussed in policies N-2, N-2a, N-2c, and N-3:

- N-2      THE DEVELOPMENT OF UP TO TWO VILLAGES MAY BE PERMITTED. VILLAGE DEVELOPMENT SHOULD BE ENCOURAGED WITHIN THE LEAST ENVIRONMENTALLY SENSITIVE, UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN. VILLAGE DEVELOPMENT WITHIN THE UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN SHOULD PROCEED ONLY AS PART OF A MASTER PLAN. THE DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO PREVENT SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT AND THE PROPOSED COUGAR MOUNTAIN REGIONAL WILDLAND PARK, AS WELL AS TO PROVIDE FOR COST-EFFECTIVE INFRASTRUCTURE IMPROVEMENTS. NO JUDGEMENT ABOUT SIGNIFICANT ADVERSE IMPACTS, IF ANY, OF ANY VILLAGE DEVELOPMENT WILL BE MADE UNTIL KING COUNTY REVIEWS A MASTER PLAN DEVELOPMENT PROPOSAL. VILLAGE DEVELOPMENT WITHIN THE UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN SHOULD PROCEED ONLY AS PART OF THE ESTABLISHMENT OF THE COUGAR MOUNTAIN REGIONAL WILDLAND PARK BY MEANS OF DEDICATION AND/OR TRADE AND/OR PURCHASE OF LAND. MASTER PLAN APPROVAL WOULD BE AT LEAST A TWO STAGE PROCESS. THE FIRST STAGE WOULD BE GENERAL REVIEW OF THE OVERALL MASTER PLAN DEVELOPMENT ON COUGAR MOUNTAIN. DURING THE FIRST STAGE OF THE REVIEW, THE COUNTY WILL MAKE A DETERMINATION ON THE PHASING, TIMING, AND LOCATION OF THE VILLAGES. THE COUNTY WILL DETERMINE THE SEQUENCE OF VILLAGE DEVELOPMENT BASED ON A REVIEW OF INFORMATION SUBMITTED WHICH MUST DETAIL THE PROPOSED AND REQUIRED FACILITIES,



SERVICES, AND OTHER INFORMATION AS OUTLINED IN THE MASTER PLAN DEVELOPMENT GUIDELINES. DEPENDING UPON THE PROPOSED PHASING AND TIMING OF DEVELOPMENT AT EACH VILLAGE SITE, ONE OR MORE ADDITIONAL STAGES OF REVIEW WOULD BE REQUIRED TO ASSIGN SPECIFIC LAND USE AND ZONING DESIGNATIONS, AS WELL AS SPECIFIC CONDITIONS FOR DEVELOPMENT. THE REVIEW PROCESS FOR EACH STAGE OF APPROVAL WOULD BE THE SAME AS THE EXISTING ZONING RECLASSIFICATION PROCESS.

- N-2a EACH VILLAGE SHOULD CONTAIN A MIX OF SINGLE AND MULTIFAMILY HOUSING, NEIGHBORHOOD SHOPPING, AND REQUIRED PUBLIC FACILITIES. NO VILLAGE SHOULD EXCEED 4000 DWELLING UNITS. WITHIN THE MASTER PLAN DEVELOPMENT AREA, THE OVERALL DENSITY SHOULD NOT EXCEED 3 UNITS PER ACRE.
- N-2b ANY APPROVAL OF A SECOND VILLAGE SHALL BE CONSIDERED ONLY AFTER ONE OF THE TWO FOLLOWING CRITERIA ARE MET:
1. FIFTY PERCENT (50%) OF THE HOUSING UNITS IN THE FIRST VILLAGE ARE COMPLETED, ALL FACILITIES AND SERVICES NECESSARY FOR FULL DEVELOPMENT OF THE FIRST VILLAGE ARE COMPLETED OR COMMITTED FOR CONSTRUCTION, AND THE FIRST VILLAGE CENTER IS ESTABLISHED AND WILL BE COMPLETED COMMENSURATE WITH THE GROWTH OF THE VILLAGE.
  - II. IF KING COUNTY FINDS THAT THE APPROVAL OF A SECOND VILLAGE IS ESSENTIAL IN ORDER TO MAKE IT POSSIBLE TO PLAN, DESIGN, FINANCE, AND CONSTRUCT THE FACILITIES AND SERVICES NECESSARY FOR ANY VILLAGE DEVELOPMENT, A SCHEDULE DIFFERENT FROM (I) ABOVE MAY BE ESTABLISHED AS PART OF THE FIRST VILLAGE MASTER PLAN APPROVAL.
- N-2c THE FIRST VILLAGE SHALL BE LIMITED TO EITHER THE NORTHERN OR WESTERN POTENTIAL VILLAGE DEVELOPMENT SITE. THE EASTERN VILLAGE SITE WOULD BE CONSIDERED ONLY FOR A SECOND VILLAGE.
- N-3 PHASING OF DEVELOPMENT WITHIN EACH VILLAGE SHOULD BE BASED ON THE APPROVED MASTER PLAN AND LIMITED BY THE ADEQUACY OF PUBLIC FACILITIES.

If village development is approved in part of the Cougar Mountain Subarea, consistent with policies N-2 through N-3 and the village development guidelines and master plan approval process and criteria contained in the Newcastle Community Plan, the site would be changed from the growth reserve zoning classification. The Cougar Mountain

Subarea is presently relatively undeveloped and includes environmentally sensitive areas classified as Development Limitation Areas in the Newcastle Community Plan. The Plan recommends low residential densities and lot clustering in areas like Cougar Mountain which are shown with development limitations. Therefore, this change to growth reserve zoning is also consistent with Newcastle Community Plan policy N-48:

DEVELOPMENT SHOULD BE CAREFULLY MANAGED IN DEVELOPMENT LIMITATION AREAS. DENSITIES SHOULD BE LOW AND PERMITTED USES LIMITED TO RESIDENTIAL OR SIMILAR NON-INTENSIVE USES. THE MOST FRAGILE, HAZARDOUS OR OTHERWISE SIGNIFICANT AREAS, INCLUDING CLASS III LANDSLIDE HAZARD AREAS, WETLANDS AND FORMER COAL MINE AREAS, SHOULD REMAIN UNDEVELOPED AND PRESERVED AS OPEN SPACE.

The areas changed to GR-2.5 zoning were previously under several different zoning classifications: G (General), S-R (Suburban Residential), SR(15000), Q-M (Quarrying and Mining), F-R (Forest and Recreation), RS-15000 (Single Family Residential), and S-E (Suburban Estate). The reasons the Natural Resource zoning classifications was changed to residential reserve in portions of the Cougar Mountain area are:

1. The Q-M (Quarrying and Mining) zoning designation was removed from areas which do not have active operating extractive industries (see discussion of Q-M zoning below), and
2. The FR (Forestry and Recreation) zoning was removed in order to allow this area to be considered as part of the single village. In the meantime, Forest Land enrolled in the State's Forest Tax Program would be shown on the Plan's Land Use Map as Natural Resource. The Natural Resource designation would be changed if this area is included in village master plan area (Policy N-29).

The remaining residential zones were changed to Growth Reserve to implement the Plan's concept to reserve the undeveloped portions of Cougar Mountain for future growth by clustering development and assigning low overall densities.

The GR-2.5 zone is applied to the property within the master plan development overlay district. King County Code 2.21.010. states that the "purposes of this classification are: to implement comprehensive and community plans which call for a low residential density to prevent premature urban development in areas without adequate roads, schools, utilities, and other public facilities and services, while allowing reasonable uses of property; to reserve large tracts of land suitable for possible future urban or suburban growth; to maintain the rural character of reserve areas by allowing compatible open space, recreational and agricultural uses; to permit limited residential growth contiguous to existing supporting public facilities; and, to preserve environmentally sensitive areas. A further purpose of this classification is to prevent

the establishment of uses and subdivision patterns which may foreclose significant future alternatives and prevent efficient later development at urban or suburban densities."

The King County Code further states that "in a GR-2.5 zone, on parcels containing five acres or more, an average density of one dwelling unit per two and one-half acres of site area may be allowed in conjunction with lot clustering....parcels containing two acres or more but less than five acres on or before the effective date of the application of this zone may be short subdivided to create one additional lot, provided that both resulting lots are of sufficient area to meet on-site sewage disposal requirements, and provided further that neither lot shall be further subdivided while retaining the GR-2.5 classification." Lot clustering is subject to "sixty-five percent or more of the site being subdivided or short subdivided to be reserved for open space and possible future resubdivision." A minimum lot area of twenty acres applies when clustering provisions are not used.

Except to the extent that development is approved pursuant to KCC 21.54, Sensitive Areas, all coal mine hazard areas, Class III landslide hazard areas, and wetlands in the GR zones shall be included within the reserve tract and shall be dedicated as permanent open space. This permanent open space shall be dedicated or reserved to King County or another appropriate community or public body.

Single Family Development at One Unit per Acre, Clustered in Environmentally Sensitive Areas (SC-Suburban Cluster)

This zoning change implements Newcastle Community Plan policy N-9:

IN ORDER TO PRESERVE AND PROTECT SUBURBAN/URBAN AREAS WHERE A SUBSTANTIAL PORTION OF THE LAND IS CLASSIFIED AS A CLASS III LANDSLIDE HAZARD, WETLAND OR COAL MINE HAZARD AREA, RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED TO CLUSTER AT AVERAGE DENSITIES WHICH DO NOT EXCEED ONE DWELLING UNIT PER ACRE.

This policy would limit residential density to one house per acre as a means of providing partial protection of environmentally sensitive areas. This zoning change applies to the southern slope of Cougar Mountain, an area characterized by steep slopes and environmentally sensitive areas. Extension of sewer service to this area is not anticipated at this time.

The areas changed to SC (Suburban Cluster) zoning were previously zoned S-R (15,000) (Suburban-Residential, 15,000 square foot minimum lot size), G (General) FR, (Forestry and Recreation and SE (Suburban Estate). The G, F-R, and SE zones allow a minimum lot size of 35,000 square feet. The S-R (15,000) zone allows a minimum lot size of 15,000 square feet. The S-R (-5,000) zone permitted higher average densities than were recommended for this area in the Newcastle Community Plan.

The SC zone was used for this area because it provides a mechanism for protecting sensitive areas and preserving open space. As stated in



KCC 21.19 it is intended to "provide areas permitting uses and activities more rural in character than practical in the more concentrated urban areas; to establish and maintain a living environment of high standard for single family residential use by requiring low density substantial common open space within subdivisions; (and) to protect environmentally sensitive areas..."

The SC zone permits lot clustering with maximum average densities of one house per acre. For parcels of five acres and greater, lots must be clustered so that 50% or more of the site being subdivided is reserved, either for permanent open space or for future resubdivision. With lot clustering, the minimum lot size that could occur--if other pertinent requirements are met--is 9600 square feet where public sewers are available and 15,000 square feet in areas without sewers. For parcels containing five acres or more, the SC zone requires that any wetland, Class III landslide hazard area or coal mine hazard area on a site be dedicated as permanent open space. Development can occur in these areas only if approved pursuant to the Sensitive Areas Ordinance #4365.

The lot clustering provision is not required for parcels of less than five acres. Unless such parcels contain a wetland, Class III landslide hazard area, or coal mine hazard area, a density of one dwelling unit per acre is permitted without lot clustering. No reserve tract is required.

#### Quarrying and Mining Zoning (Q-M)

This zoning change implements Newcastle Community Plan policy N-25:

NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UNDEVELOPED PORTIONS OF THE PLANNING AREA.

Active extractive industry sites in the Cougar and Squak Mountain Subareas are designated for Q-M (Quarrying and Mining) zoning. These sites are expected to continue operating beyond the life of this six to ten year plan. This area on Cougar Mountain was previously zoned F-R (Forestry and Recreation). This change recognizes the existing use and allows the quarrying and mining activities to continue to operate under appropriate zoning. This area is shown as Natural Resource on the Plan Land Use Map and is eligible for consideration as part of village development or village open space on Cougar Mountain.

#### **Squak Mountain Subarea**

Single Family Development at One House per 5 Acres to Protect Environmentally Sensitive Areas (G-5, General, 5 Acres)

This zoning change implements Newcastle Community Plan policy N-8:

IN ORDER TO PROTECT THE ENVIRONMENTALLY SENSITIVE SQUAK MOUNTAIN SUBAREA, THE RESIDENTIAL DENSITY SHOULD BE ONE UNIT PER FIVE ACRES ON SQUAK MOUNTAIN AND ONE UNIT PER ACRE IN THE HIGH VALLEY COMMUNITY.

This policy limits the densities on Squak Mountain as a means of providing partial protection of the environmentally sensitive area from the problems associated with residential development. The Squak Mountain Subarea is the least developed portion of the Newcastle planning area, and it includes environmentally sensitive areas shown as Development Limitation Areas in the Newcastle Community Plan. The Plan recommends low residential densities in areas with Development Limitations, as stated in Policy N-51.

The area zoned G-5 was previously zoned S-E (Suburban Estate) and F-R (Forestry and Recreation). The F-R zone was changed because the long term land use in this area is anticipated to be low density residential development. F-R allows one house per acre and would not implement policy N-8. G-5 zoning permits one house per 5 acres, and would continue to allow forestry uses. The S-E zone classification also permits one house per acre and it, too, would be changed to reflect the Plan's recommendation for low density residential development at one house per five acres in this area.

The stated purpose of the G-5 zone is as follows: "to provide a tool for implementing comprehensive and community plans which call for an area-wide rural character and low density to prevent premature urban development in areas without adequate roads, schools, utilities, and other public facilities and services, while allowing reasonable uses of property such as small farms and compatible agricultural activities; and to preserve environmentally sensitive areas." (KCC 21.25)

The G-5 zone requires a minimum lot size of five acres per house. However, it also provides that "parcels containing two acres or more but less than ten acres on or before the effective date of the application of this zone may be short subdivided to create one additional lot, provided that both resulting lots are of sufficient area to meet on-site sewage disposal requirements, and provided further that neither lot shall be further subdivided while retaining the G-5 classification." (KCC 21.25)

The permitted uses in the G-5 zone include most uses allowed in the agricultural zone such as growing and harvesting of forest products. The use of the G-5 zone thus permits continuation of rural type agricultural uses within the Squak Mountain Subarea. Except to the extent that development is approved pursuant to KCC 21.54, sensitive areas, all coal mine hazard areas, Class III landslide hazard areas and wetlands in the G-5 zones shall be dedicated as permanent open space. This permanent open space shall be dedicated or reserved to King County or another appropriate community or public body.

#### Single Family Development at One House per Acre in the High Valley Community (S-E, Suburban Estate)

This relates to policy N-8 described above. In the High Valley community which is already developed at a density of approximately one home per acre, no zoning change was necessary to implement this policy since the property was previously zoned S-E.

## Quarrying and Mining Zoning (Q-M)

This zoning change implements Newcastle Community Plan policy N-25:

NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UNDEVELOPED PORTIONS OF THE PLANNING AREA.

Active extractive industry sites in the Squak and Cougar Mountain Subareas are designated Q-M. These sites are expected to continue operating beyond the life of this six to ten year plan. These areas were previously zoned F-R (Forestry and Recreation). This change recognizes the existing use and allows quarrying and mining activities to continue to operate under the appropriate zoning.

## **East Renton Plateau Subarea**

Single Family Development at One to Two Units per Acre (SC), Suburban Cluster, RS-15,000, Single Family Residential, and SR-(15,000), Suburban Residential

This zoning change implements Newcastle Community Plan policy N-6:

IN ORDER TO RETAIN A CHARACTER CONSISTENT WITH EXISTING DEVELOPMENT AND LEVEL OF SERVICES, THE RESIDENTIAL DENSITY OF THE EAST RENTON PLATEAU SUBAREA SHOULD RANGE FROM ONE TO TWO UNITS PER ACRE.

This policy encourages maintaining the existing level of development on the East Renton Plateau. Within this area most of the land is currently divided into one-half acre and one acre parcels. This density of one to two units per acre is also consistent with Wastewater Disposal policy N-55 which recommends on-site systems as permanent solutions in this area.

The past zoning in this area was mostly S-R (Suburban Residential), with some RS-15,000 (Single family Residential, 15,000 square feet minimum lot size). The addition of the density suffix in the S-R zone establishes a minimum lot size of 15,000 square feet. The RS-15,000 zone is generally retained in areas previously zoned RS-15,000. However, environmentally sensitive areas and property in the eastern part of the Plateau previously zoned S-R and RS-15,000 were generally changed to SC (Suburban Cluster) zoning.

The purposes and requirements of the SC zone are discussed above under the Northwest Subarea on pages 8-9.

Single Family Development at One Unit per Acre, Clustered (SC-P) at Quarry Sites

In the East Renton Plateau, it is assumed that residential uses will replace extractive industry operations because the area is now developing, primarily for single family residential use. The previous zoning at the quarry site was also single family residential, S-R (Suburban Residential). The quarry operation is within an area proposed for SC



(Suburban Cluster) zoning in the Newcastle Community Plan (See the discussion above under Single Family Development at One to Two Units Per Acre). The reason for requiring site plan review on the quarry site was to ensure that the QM zone requirements of KCC 21.51 Landscaping, are also applied to quarries with SC zoning.

#### COALFIELD BUSINESS AREA

The neighborhood business zoning (BN) designated for Coalfield is consistent with Newcastle Community Plan policy N-22:

EXISTING NEIGHBORHOOD STORES AND BUSINESS AREAS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS. IN THESE AREAS, THE EXISTING CHARACTER OF BUSINESS USES SHOULD BE MAINTAINED.

Existing neighborhood commercial areas in Coalfield, Newport Hills and on the East Renton Plateau are recognized by the Plan and business zoning is not expanded at these locations.

#### HOLIDAY FOODS SHOPPING AREA

The community business zoning (B-C) designated here is consistent with Newcastle Community Plan policy N-22:

EXISTING NEIGHBORHOOD STORES AND BUSINESS AREAS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS. IN THESE AREAS, THE EXISTING CHARACTER OF BUSINESS USES SHOULD BE MAINTAINED.

Existing neighborhood commercial areas in Coalfield, Newport Hills and on the East Renton Plateau are recognized by the Plan, and business zoning is not expanded at these locations.

### **May Valley Subarea**

#### Single Family Development at One Unit per Five Acres to Protect the Environmentally Sensitive May Valley Area (G-5, General, 5 Acres)

This zoning change to G-5 (General, 5 Acres) implements Newcastle Community Plan policy N-7:

IN ORDER TO PROTECT THE ENVIRONMENTALLY SENSITIVE MAY VALLEY SUBAREA AND RETAIN ITS RURAL CHARACTER, THE RESIDENTIAL DENSITY ADJACENT TO MAY CREEK SHOULD BE ONE UNIT PER FIVE ACRES. THE REMAINING PORTION OF THE SUBAREA SHOULD BE ALLOWED TO CLUSTER AT AVERAGE DENSITIES WHICH DO NOT EXCEED ONE DWELLING UNIT PER ACRE.

The Plan limits densities in the May Valley as a means of providing partial protection of the environmentally sensitive May Valley from the problems associated with intensive residential development. The G-5 zone was applied to the environmentally sensitive valley floor where a

rural type of character has been established. It was assigned in most of the May Creek Valley except for the more suburbanized western portions.

This area was previously zoned S-R (Suburban Residential), S-E (Suburban Estate), and RS-15,000 (Single Family Residential, 15,000 square foot minimum lot size). The May Creek Valley contains a mixture of land uses but is predominantly low density residential or undeveloped. The valley's floodplain supports pasture and low density agricultural uses but has some encroachment near the historic settlement of Coalfield. The Newcastle Community Plan and the Proposed May Creek Basin Plan contain the same policies relating to surface water and drainage in the May Creek Basin. Both the Community Plan and the Proposed Basin Plan recommend low residential densities to protect the environmentally sensitive May Creek area and preserve the area's rural character.

The purpose of the G-5 zone and its requirements are discussed on page 17 under the Squak Mountain Subarea. The permitted uses in the G-5 zone include all those allowed in the agricultural zone, with the exception of retail sales of feed, seed or fertilizers and plants for processing agricultural and dairy products. The use of the G-5 zone thus permits continuation of rural type agricultural uses within the May Valley.

In addition to limiting the residential density, surface water and floodplain policies were developed which address specific issues associated with the May Valley. These policies are listed in Appendix B. Also, within the May Creek drainage basin, a P-suffix is applied to implement floodplain guidelines and to limit grazing animal access to May Creek and its tributaries. See the Area-wide P-suffix conditions section of this Area Zoning document for specific P-suffix conditions which apply to the May Valley area.

Single Family Development at One Unit per Acre, Clustered to protect Environmentally Sensitive Areas (SC, Suburban Cluster)

This zoning change to SC implements Newcastle Community Plan policy N-7:

IN ORDER TO PROTECT THE ENVIRONMENTALLY SENSITIVE MAY VALLEY SUBAREA AND RETAIN ITS RURAL CHARACTER, THE RESIDENTIAL DENSITY ADJACENT TO MAY CREEK SHOULD BE ONE UNIT PER FIVE ACRES. THE REMAINING PORTION OF THE SUBAREA SHOULD BE ALLOWED TO CLUSTER AT AVERAGE DENSITIES WHICH DO NOT EXCEED ONE DWELLING UNIT PER ACRE.

This policy, as discussed above, limits the residential density of the May Valley and provides for lot clustering to avoid developing environmentally sensitive land in areas proposed for one acre densities (SC).

The western end of the May Valley which is designated SC was formerly zoned S-R, which permits lots of 7200 square feet in areas with sewers

and 15,000 square foot lots in areas not served by sewers. In addition to containing environmentally sensitive land, this area has a considerable impact on the surface water problems associated with May Creek.

One of the reasons why SC was applied here is that the SC zone provides a mechanism for protecting sensitive areas and preserving open space. The SC zone permits lot clustering with maximum average densities of one house per acre. For parcels of five acres and greater, lots must be clustered so that 50% or more of the site being subdivided is reserved, either for permanent open space or for future resubdivision. With lot clustering, the minimum lot size that could occur--if other pertinent requirements are met--is 9,600 square feet where public sewers are available and 15,000 square feet in areas without sewers. For parcels containing five acres or more, the SC zone requires that any wetland, Class III landslide hazard area or coal mine hazard area on a site be dedicated as permanent open space. Development can occur in these areas only if approved pursuant to KCC 21.54, Sensitive Areas.

The lot clustering provision is not required for parcels of less than five acres. Unless such parcels contain a wetland, Class III landslide hazard area, or coal mine hazard area, a density of one dwelling unit per acre is permitted without lot clustering. No reserve tract is required.

In addition to limiting the residential density, surface water and floodplain policies were developed which address specific issues associated with the May Valley. These policies are listed in Appendix B. Also, within the May Creek drainage basin site plan review is required to implement floodplain guidelines and to limit grazing animal access to May Creek and its tributaries. See the Area-Wide P-suffix Conditions Section for specific P-suffix conditions which apply to May Valley.

### **Factoria Subarea**

The Factoria Subarea is described in greater detail than other business areas because zoning changes and development guidelines were covered in detail in the Factoria Development Report, published by King County in December, 1979. The Adopted Newcastle Community Plan incorporates the land uses for Factoria recommended in the development report, and this Area Zoning implements the land use concept and recommended zoning changes.

In the Factoria Report, properties were divided into seven property groups, shown on different maps, with site plan conditions for each parcel located on the page or pages opposite each map. The pages and maps from the Factoria Development Report have been updated to reflect changes made in the adopted Area Zoning. These maps are reproduced in this document on the pages which follow. Also, Landscaping P-suffix conditions listed in the Factoria Report, which are now covered under the King County Code, KCC 21.51, have been deleted since they will automatically apply. However, some specific types of landscaping beyond the requirements of the Code are described. The map on the next page is a key to the property groups maps which follow.



The zoning changes adopted for Factoria are based on Newcastle Community Plan policies N-14, N-19, N-20 and N-21:

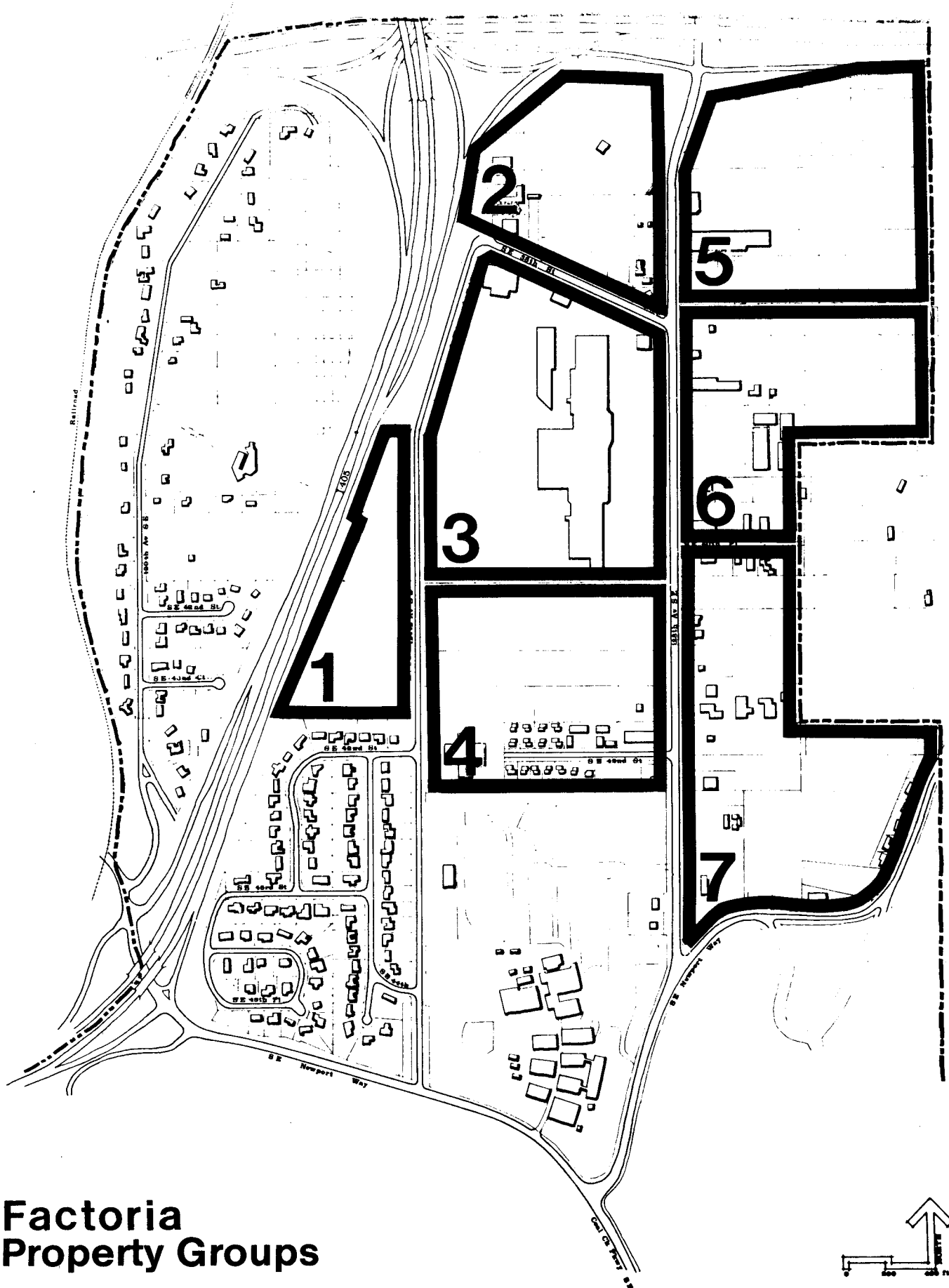
- N-14      MULTIFAMILY HOUSING SHOULD BE PERMITTED WITHIN THE FACTORIA SUBAREA. HIGH DENSITY MULTIFAMILY RESIDENTIAL, 18 TO 24 UNITS PER ACRE, SHOULD BE LOCATED ADJACENT TO COMMERCIAL AND OFFICE USES. MEDIUM DENSITY MULTIFAMILY RESIDENTIAL, 12 TO 18 UNITS PER ACRE, SHOULD BE USED AS A TRANSITION BETWEEN MORE INTENSIVE USES AND SINGLE FAMILY RESIDENTIAL AREAS.
- N-19      FACTORIA SHOULD CONTINUE AS THE PRINCIPAL COMMERCIAL BUSINESS CENTER WITHIN THE NEWCASTLE PLANNING AREA. A FULL RANGE OF ACTIVITIES SHOULD BE ENCOURAGED.
- N-20      OFFICE USE IS RECOMMENDED WITHIN THE FACTORIA SUBAREA. OFFICES SHOULD BE ENCOURAGED TO LOCATE SO THAT THEY PROVIDE A TRANSITION BETWEEN COMMERCIAL AND RESIDENTIAL AREAS.
- N-21      IN ORDER TO PROMOTE FACTORIA AS A RETAIL AND OFFICE CENTER, GENERAL COMMERCIAL USES SHOULD BE PERMITTED ONLY IN LIMITED AREAS, AND USES REQUIRING HEAVY TRUCKING AND HANDLING OF MATERIALS (SUCH AS ASSEMBLY, FABRICATION, HEAVY REPAIR, STORAGE OR OUTSIDE SALES) SHOULD BE CAREFULLY CONTROLLED.

A full range of land uses is encouraged by the Plan in the Factoria Subarea. It recommends approximately 102 acres of community retail business, 13 acres of office use, 25 acres of high density multifamily housing (18 to 24 units per acre), 26 acres of medium density multifamily housing (12 to 18 units per acre), 33 acres of single family housing and 53 acres of community facilities (churches, schools, etc.).

Office development is encouraged as a transition between commercial and residential areas. Multifamily residential development is also encouraged as a transition between commercial areas and less intensive uses.

General Commercial (C-G) uses include auto-dependent and space-consuming activities such as auto sales lots, bowling alleys, lumberyards, discount stores, and highway facilities and services. Some uses traditionally part of General Commercial zones are potentially detrimental to a retail business center like Factoria. These uses can generate considerable truck traffic and noise, conflict visually with retail shops and office uses, or consume excessive amounts of land.

Commercial uses which introduce heavy trucking and handling of materials that can destroy the maximum service and attraction of the Factoria business center are limited in two ways by the Newcastle Plan.



**Factoria  
Property Groups**

First, on 128th Ave. SE, the Plan recommends a change from General Commercial (C-G) zoning to Business Commercial (B-C) zoning. B-C zoning precludes more intensive types of commercial uses. Second, the Plan recommends that no assembly, fabrication, heavy repair, storage or outside sales (e.g., car, boat, or trailer sales) be visible from 128th Ave. SE, SE 38th St. or the I-90 frontage road.

## **Property Group One**

### Parcel 1

Adopted Land Use: Community Retail Business  
Zoning: B-C to B-C-P

This zoning change establishes the following site plan approval conditions:

- Provide curb, gutter, sidewalk, street lighting and street trees along 124th Ave. SE, consistent with the guidelines in the Factoria Report.

### Parcel 2

Adopted Land Use: Community Retail Business  
Zoning: B-C-P (No change)

The conditions established by Ordinance #5047 (110-80R) shall continue to apply.

### Parcel 3

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800-P to RM-1800-P

In addition to the conditions established by Ordinance #4045 (165-78-R), the following conditions would apply:

- Develop a common access point to 124th Ave. SE, at the northeast corner of the property, to be shared with Parcel 2. This access point shall be consistent with King County Road Standards.
- Provide a 20-foot wide, Type 3 buffer along 124th Ave. SE planted on a 5-foot high berm.

### Parcel 4

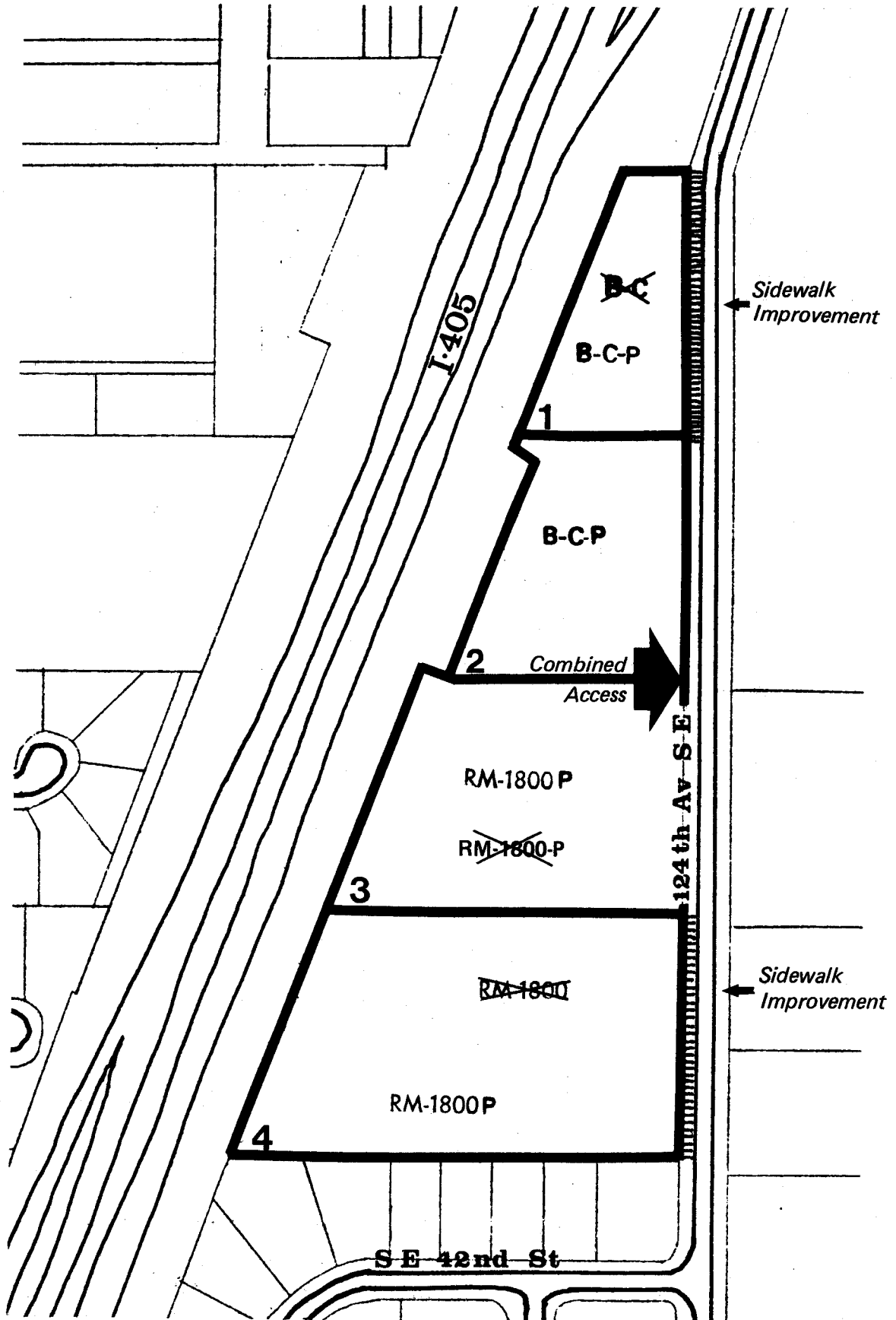
Adopted Land Use: Medium Density Multifamily  
Zoning: RM-1800 to RM-1800-P

In addition to the conditions established by Ordinance #6051 and 5952 (Files 176-78 and 179-79), the following conditions would apply.

- Development of this site shall not exceed 64 dwelling units.
- Buildings adjacent to the Mockingbird Hill Community shall not be higher than 32 feet.
- Provide curb, gutter, sidewalk, lighting and street trees on 124th Ave. SE.
- Align access to 124th with the driveway from the property to the east.
- Provide a 30-foot Type 2 landscape buffer, along the south property line, planted on a 5-foot high earth berm. Within this buffer, existing trees which are eight inches or greater in diameter shall be retained.
- Provide a 20-foot wide, Type 3 buffer along 124th Ave. SE planted on a 5-foot high berm.



FACTORIA  
PROPERTY GROUP ONE



## **Property Group Two**

### Parcel 1

Adopted Land Use: Community Retail Business  
Zoning: C-G to C-G-P

This zoning change establishes the following site plan approval conditions:

- There shall be no assembly, fabrication, heavy repair, storage or outside sales visible from 128th Ave. SE, SE 38th St. or the I-90 frontage road.
- Provide a new, shared, loop road with parcel 2 for access to SE 38th St. and 128th Ave. SE, as shown on the map opposite. Provide curbs, gutters, sidewalks, lighting and street trees on the loop road.
- Align access point to 128th Ave. SE with that from the property to the east.

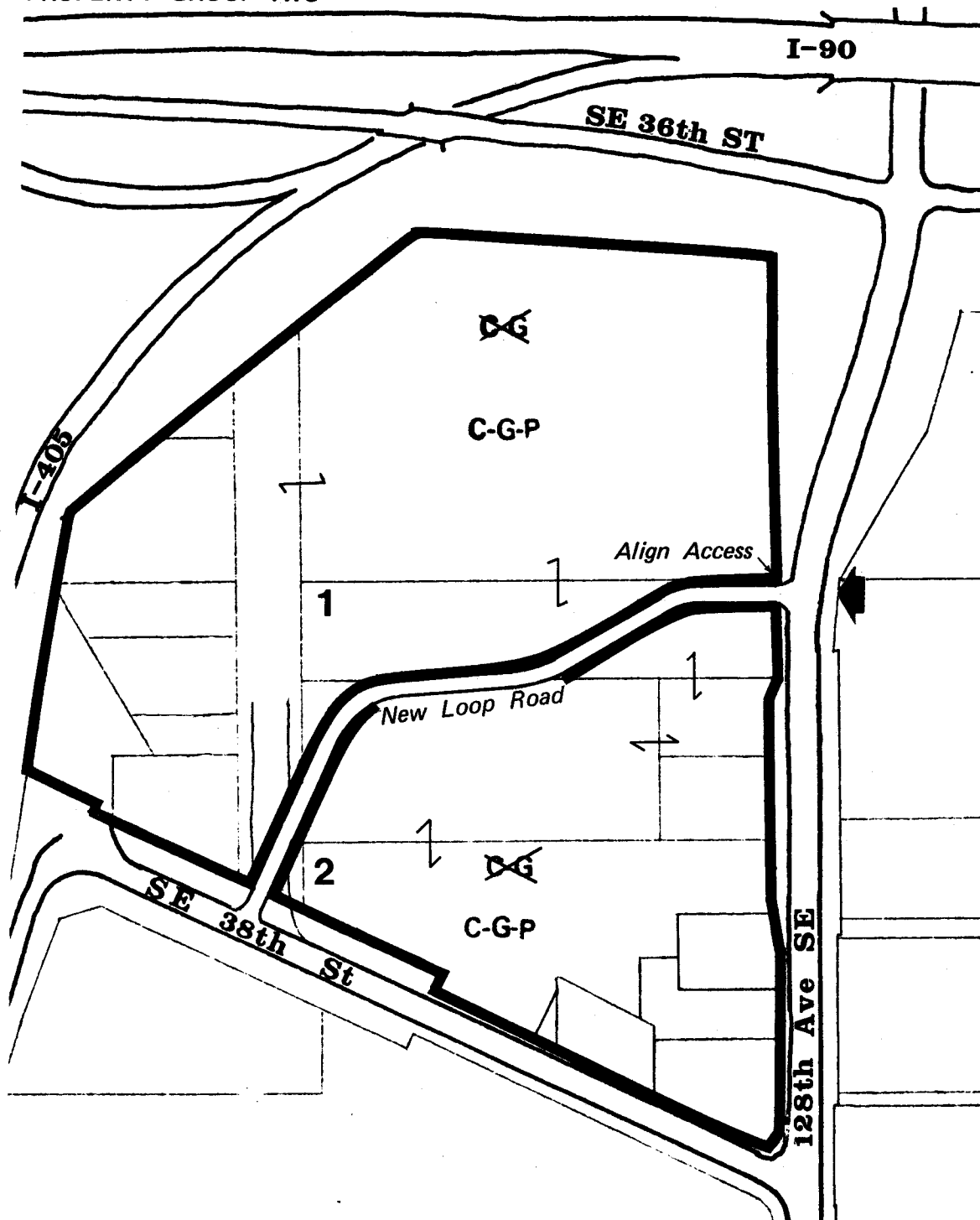
### Parcel 2

Adopted Land Use: Community Retail Business  
Zoning: C-G to C-G-P

This zoning change establishes the following site plan approval conditions:

- There shall be no assembly, fabrication, heavy repair, storage or outside sales visible from 128th Ave. SE, SE 38th St. or the I-90 frontage road.
- Provide a new, shared, loop road with parcel 1 for access to SE 38th St. and 128th Ave. SE, as shown on the map opposite. Provide curbs, gutters, sidewalks, lighting and street trees on the loop road.
- Align access point to 128th Ave. SE with that from the property to the east.

FACTORIA  
PROPERTY GROUP TWO



### **Property Group Three**

#### Parcel 1

Adopted Land Use: Community Retail Business  
Zoning: B-C to B-C-P

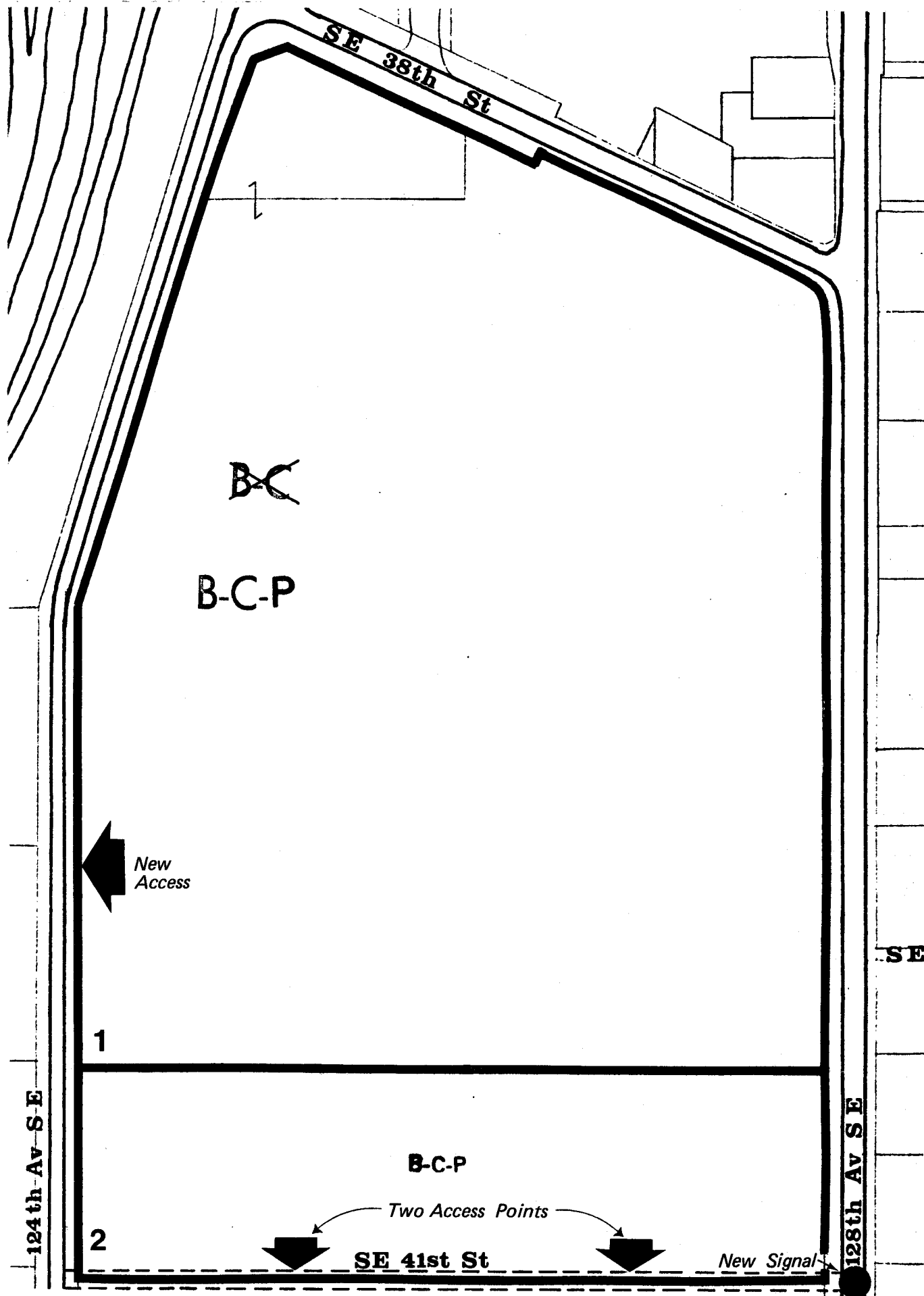
This zoning change establishes the following site plan approval condition:

- Access to Factoria Square from 124th Ave. SE should be limited to one additional point, resulting in a total of three access points from 124th Ave. SE. This access point should align with that from the property to the west.

#### Parcel 2

Adopted Land Use: Community Retail Business  
Zoning: B-C-P (No change)

The conditions established under Ordinance #5085 (file 109-78) shall continue to apply.





## **Property Group Four**

### Parcel 1

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800-P to RM-1800-P

In addition to the conditions established by Ordinance #2839 (file 110-76), the following conditions would apply:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.
- Align access to SE 41st with that from the property to the north (Factoria Square).
- Provide curbs, gutters, sidewalks, lighting, street trees and bike lane on 124th Ave. SE.
- Provide right-of-way for a driveway from parcel 3 to SE 41st.
- No access should be provided to 124th Ave. SE or 128th Ave. SE.
- Provide a 20-foot wide, Type 3 buffer along the north, west and east property lines, planted on a 5-foot berm.

### Parcel 2

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800-P to RM-1800-P

In addition to the conditions established by Ordinance #4283 (file 151-78), the following conditions would apply:

- Provide curb, gutter, sidewalk, lighting, street trees and bike lane on 124th Ave. SE.
- Align driveway access with that from the property to the west.
- Provide a 20-foot wide, Type 3 buffer along the west property line, planted on a 5-foot high berm.

### Parcel 3

Adopted Land Use: High Density Multifamily  
Zoning: SR (Pot. RM-1800) to RM-1800-P

In addition to conditions established by Ordinance #5518 (file 122-81), the following condition would apply:

- Develop driveway to SE 41st St. within right-of-way provided by Parcel 1.

#### Parcel 4

Adopted Land Use: High Density Multifamily  
Zoning: SR (Pot. RM-1800) to RM-1800-P

This zoning change actualizes the potential multifamily zoning and establishes the following site plan approval conditions:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.
- Provide a 20-foot wide, Type 3 buffer along the east property line, planted on a 5-foot high berm.

#### Parcel 5

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800-P to RM-1800-P

In addition to the conditions established by Ordinance #3181 (file 100-77R), the following condition would apply:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

#### Parcel 6

Adopted Land Use: High Density Multifamily  
Zoning: SR (Pot. RM-1800) to RM-1800

This zoning change actualizes the potential high density multifamily zoning.

#### Parcel 7

Adopted Land Use: Community Facility  
Zoning: RS-7200 to RS-7200-P

This zoning change establishes the following P-suffix (site plan approval) condition:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

Parcel 8

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800 to RM-1800-P

This zoning change establishes the following site plan approval condition:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

Parcel 9

Adopted Land Use: Community Facility  
Zoning: SR (Pot. RM-1800) to RS-7200

This zoning change continues the existing single family, residential zoning designation for this property. Because this site is now developed with a church, the potential for multifamily use was removed.

Parcel 10

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800 (No Change)

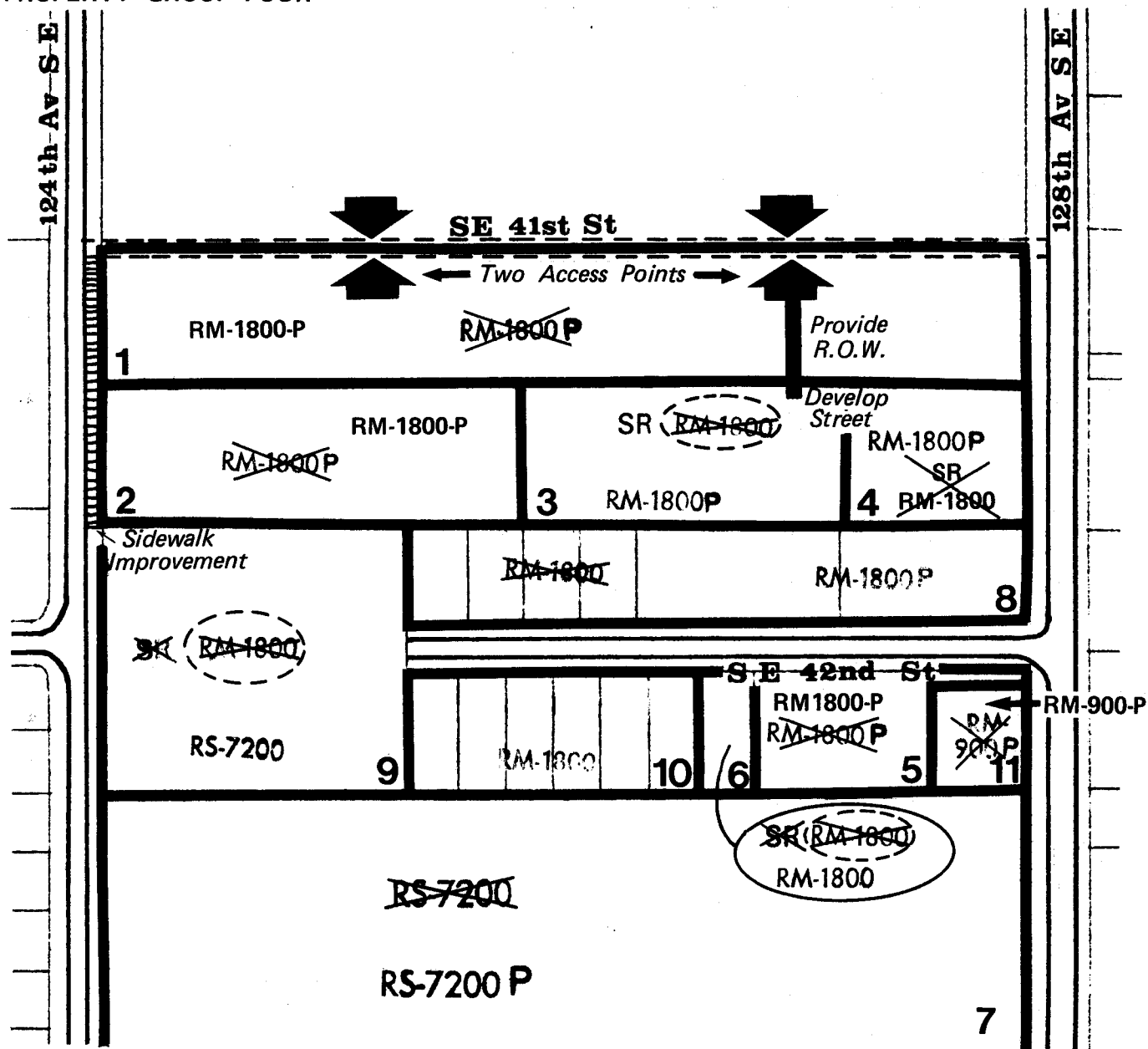
Parcel 11

Recommended Land Use: Office  
Zoning: RM-900-P to RM-900-P (New site plan approval condition added)

In addition to the conditions established by Ordinance #2380 (file 123-74 P), the following condition would apply:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

FACTORIA  
PROPERTY GROUP FOUR





## **Property Group Five**

### Parcel 1

Adopted Land Use: Community Retail Business

Zoning: C-G to C-G-P

This zoning change establishes the following site plan approval conditions:

- There shall be no assembly, fabrication, heavy repair, storage or outside sales visible from 128th Ave. SE, SE 38th St. or the I-90 frontage road.
- Widen the south half of the south I-90 Frontage Road, to 22-feet as measured from the center line.
- Add curb, gutter, sidewalk, lighting and street trees on the south side of the south I-90 Frontage Road.
- Align driveway access to 128th Ave. SE with that from the property to the west.
- Limit access to the south I-90 Frontage Road to one driveway.

### Parcel 2

Adopted Land Use: Community Retail Business

Zoning: B-C-P to B-C-P

Proposed Zoning: Same as existing

In addition to the conditions established by Ordinance #4003 (file 111-78), the following conditions would apply:

- Widen the south half of the south I-90 Frontage Road, to 22-feet as measured from the center line.
- Add curb, gutter, sidewalk, lighting and street trees on the south side of the I-90 Frontage Road.

### Parcel 3

Adopted Land Use: Office

Zoning: RM-900-P to RM-900-P

In addition to the conditions established by Ordinance #6358 and #4003 (files 104-83 and 111-78), the following conditions would apply:

- Residential uses are not permitted.
- Widen the south half of the south I-90 Frontage Road, to 22-feet as measured from the center line.
- Add curb, gutter, sidewalk, lighting and street trees on the south side of the south I-90 Frontage Road.
- Construct a new street, 132nd Ave. SE, south from the Frontage Road, terminating in a cul-de-sac.
- Provide a 20-foot wide, Type 3 buffer along the north property line, planted on a 5-foot high berm.

Parcel 4

Adopted Land Use: Community Retail Business  
Zoning: B-C-P (No change)

The conditions established by Ordinance #5091 (file 111-79) shall continue to apply.

Parcel 5

Adopted Land Use: Office  
Zoning: RM-900-P (No change)

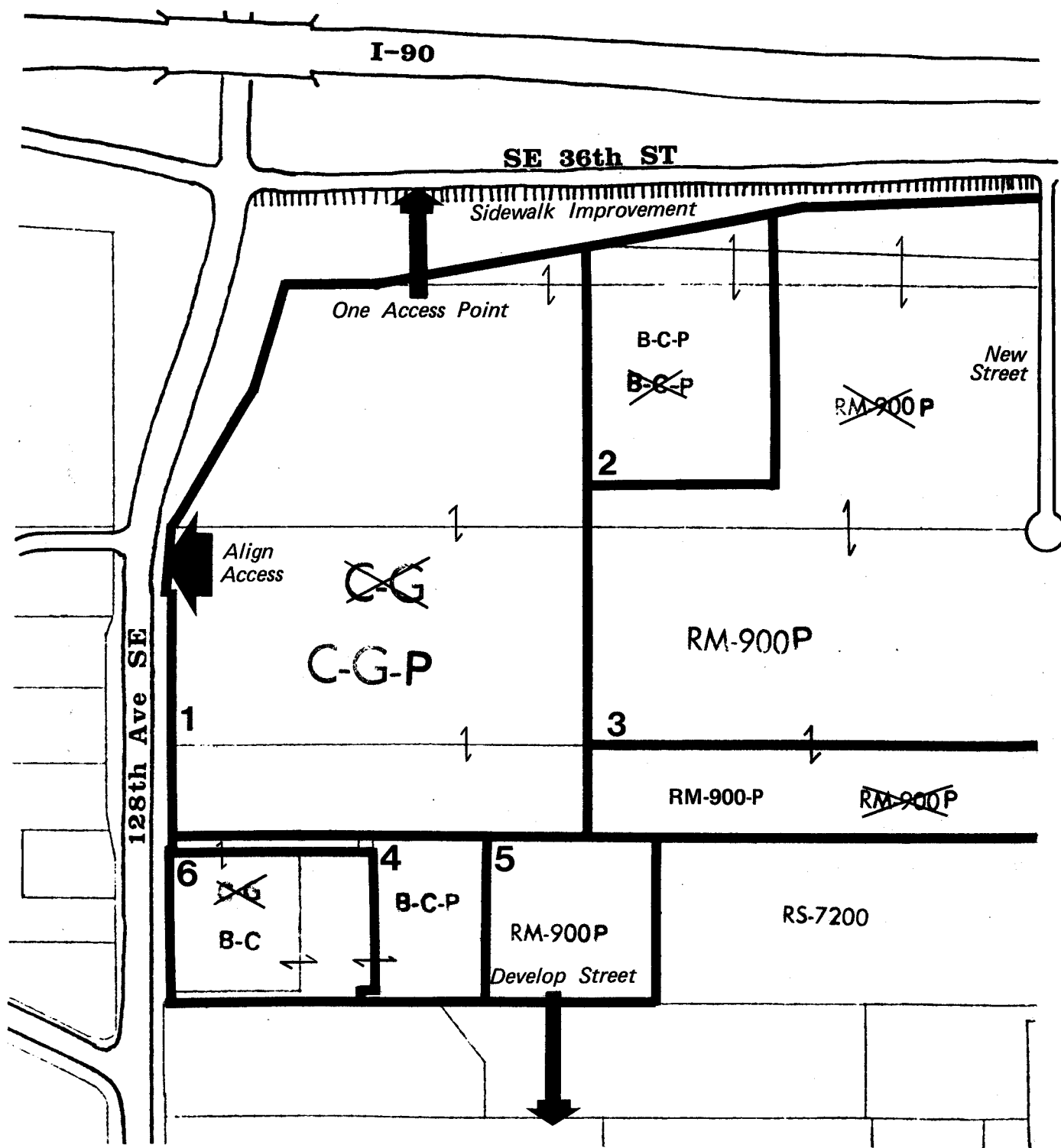
The conditions established by Ordinance #5091 (file 111-79) shall continue to apply.

Parcel 6

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C

This zoning change designates the site for community retail business, consistent with the Factoria Development Report and Newcastle Community Plan policy N-21.

FACTORIA  
PROPERTY GROUP FIVE



## **Property Group Six**

### Parcel 1

Adopted Land Use: Community Retail Business  
Zoning: B-C-P (No change)

The conditions established by Ordinance # 4937 (file 130-78) shall continue to apply.

### Parcel 2

Adopted Land Use: Office  
Zoning: RM-900-P (No change)

The conditions established by Ordinance # 4937 (file 130-78) shall continue to apply.

### Parcel 3

Adopted Land Use: Office  
Zoning: RM-900-P (No change)

The conditions established by Ordinance #5270 (file 142-79) shall continue to apply.

### Parcel 4

Adopted Land Use: Community Retail Business  
Zoning: SR (Pot. C-G) to B-C-P

This zoning change designates the site for community retail business, consistent with policy N-21 and establishes the following site plan approval conditions:

- Jointly with Parcels 1, 2, 3, 5 and 6, construct new road extension of SE 38th St. This project shall include curbs, gutters, sidewalks, lighting and street trees.
- Limit driveway access to new SE 38th St.

### Parcel 5

Adopted Land Use: Office  
Zoning: SR (Pot. RM-900) to RM-900-P

This zoning change actualizes the potential zone and establishes the following site plan approval conditions:

- Residential uses are not permitted.
- Jointly with Parcels 1, 2, 3, 4 and 6 construct new SE 38th St. This project shall include curbs, gutters, sidewalks, lighting and street trees.
- Limit driveway access to new SE 38th St.

Parcel 6

Adopted Land Use: Medium Density Multifamily  
Zoning: RM-2400-P (No change)

The following conditions established by Ordinance #4651 (file 103-79) shall continue to apply:

- Provide a new north-south road extension connecting to SE 38th St., extending south to the Bellevue City limits. This project shall include curbs, gutters, sidewalks, lighting and street trees.
- Landscaping shall be provided consistent with Council Motion 4380: 25-foot wide greenbelt along east and south property lines.

Parcel 7

Adopted Land Use: Office  
Zoning: RM-900 (No change)

Parcel 8

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C-P

This zoning change designates the site for community retail business and establishes the following site plan approval condition:

- Combine driveway access with adjacent properties, to 128th Ave. SE.

Parcel 9

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C-P

This zoning change designates the site for community retail business and establishes the following site plan approval condition:

- Combine driveway access with adjacent properties, to 128th Ave. SE.

Parcel 10

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C-P

This zoning change designates the site for community retail business and establishes the following site plan approval condition:

- Combine driveway access, with adjacent properties, to 128th Ave. SE.

Parcel 11

Adopted Land Use: Office  
Zoning: RM-900 to RM-900-P

This zoning change establishes the following site plan approval conditions:

- Residential uses are not permitted.
- Combine driveway access, with adjacent properties, to 128th Ave. SE.

Parcel 12

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C

This zoning change designates the site for community retail business, consistent with the Factoria Development Report and Newcastle Community Plan policy N-21.

Parcel 13

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C

This zoning change designates the site for community retail business, consistent with the Factoria Development Report and Newcastle Community Plan policy N-21.

Parcel 14

Adopted Land Use: Community Retail Business  
Zoning: C-G to B-C-P

This zoning change designates the site for community retail business, consistent with the Factoria Development Report and Newcastle Community Plan policy N-21. It also establishes the following P-suffix (site plan approval) development condition:

- Combine driveway access with adjacent properties, to 128th Ave. SE.

Parcel 15

Adopted Land Use: High Density Multifamily  
Zoning: RM-900 to RM-1800

This zoning change recognizes the existing multifamily development on this property.



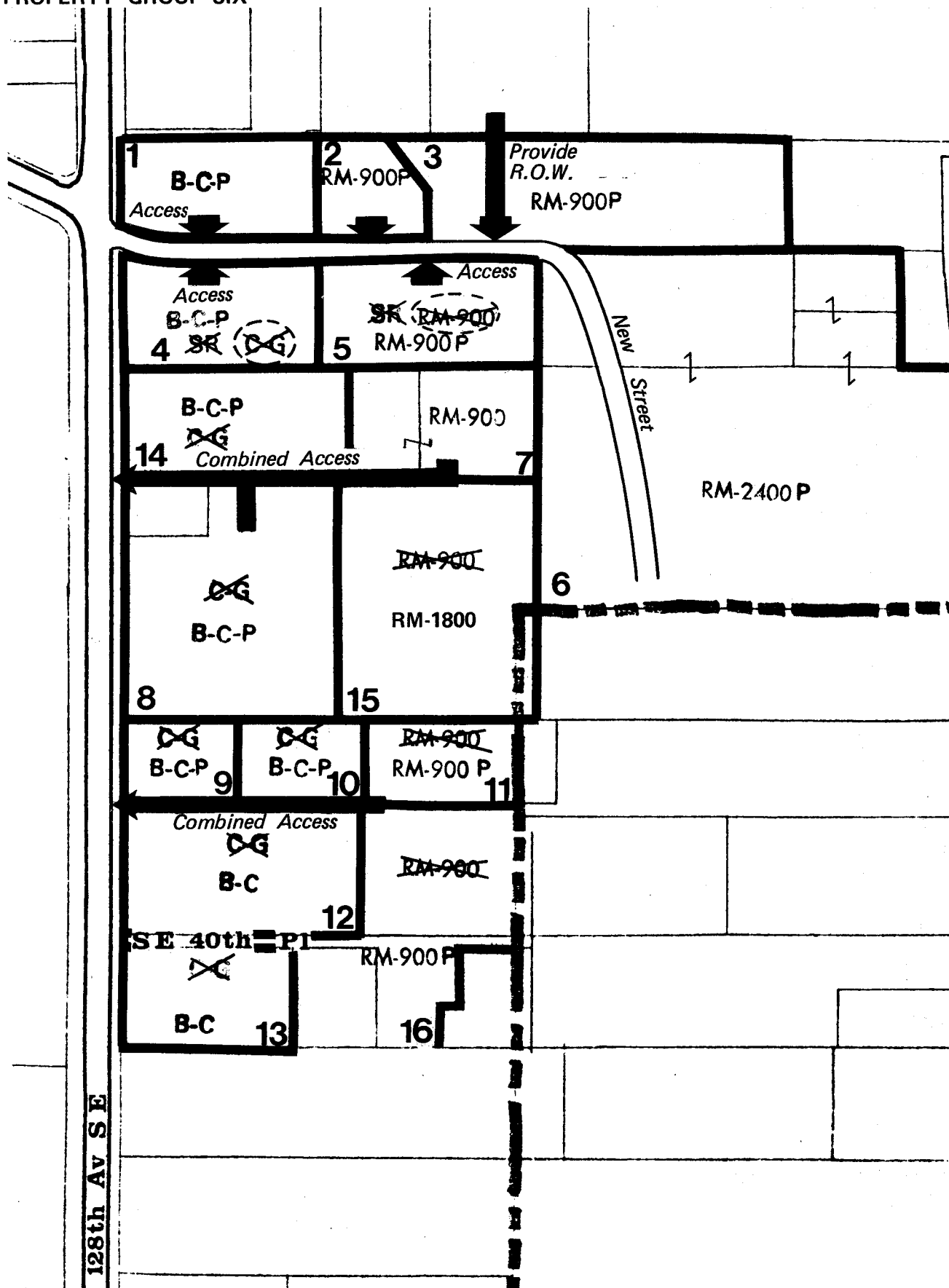
Parcel 16

Adopted Land Use: Office  
Zoning: RM-900 to RM-900-P

This zoning change establishes the following site plan approval condition:

- Residential uses are not permitted.

FACTORIA  
PROPERTY GROUP SIX



## **Property Group Seven**

### Parcel 1

Adopted Land Use: High Density Multifamily  
Zoning: RM-900 to RM-900-P

This zoning change establishes the following site plan approval condition:

- Residential uses are not permitted.

### Parcel 2

Adopted Land Use: Office  
Zoning: RM-900 to RM-900-P

This zoning change establishes the following site plan approval conditions:

- Residential uses are not permitted.
- Provide a 20-foot wide, Type 3 buffer along the west property line, planted on a 5-foot high berm.

### Parcel 3

Adopted Land Use: Office  
Zoning: RM-900-P to RM-900-P

In addition to the conditions established by Ordinance #3436 (file 278-77), the following conditions would apply:

- Residential uses are not permitted.
- Provide a 20-foot wide, Type 3 buffer along the west property line, planted on a 5-foot high berm.

### Parcel 4

Adopted Land Use: Office  
Zoning: SR (Pot. RM-1800) to RM-900-P

This zoning change designates the property for office use and establishes the following site plan approval conditions:

- Residential uses are not permitted.
- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

- Provide a 20-foot wide, Type 3 buffer along the west property line, planted on a 5-foot high earth berm.

#### Parcel 5

Adopted Land Use: High Density Multifamily  
Zoning: RM-1800 to RM-1800-P

This zoning change establishes the following site plan approval condition:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

#### Parcel 6

Adopted Land Use: Medium Density Multifamily  
Zoning: RM-2400-P to RM-2400-P

In addition to the conditions established by Ordinance #3841 (file 174-76), the following conditions would apply:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.
- Combine driveway access with adjacent properties onto 128th Ave. SE.
- Provide a 20-foot wide, Type 3 buffer planted on a 5-foot high berm, along the west property line.

#### Parcel 7

Adopted Land Use: Medium Density Multifamily  
Zoning: RM-2400 to RM-2400-P

In addition to the conditions established by Ordinance #3841 (file 174-76), the following conditions would apply:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall

bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

- Combine driveway access with adjacent properties onto 128th Ave. SE.
- Provide a 20-foot wide, Type 3 buffer, planted on a 5-foot high berm, along the west property line, as shown on the map in the Factoria Development Report.

#### Parcel 8

Adopted Land Use: Community Facility  
Zoning: RS-7200 to RM-2400-P

This zoning change allows offices that are accessory to Saint Margaret's Episcopal Church. (If non-church related office buildings are desired, a change in zone classification to RM-900 would be necessary). The medium density multifamily dwelling classification is consistent with Newcastle Community Plan policies N-13 and N-14

This zoning change also establishes the following site plan approval conditions:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the working of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.
- Provide additional right-of-way at corner of 128th Ave. SE and Newport Way, to re-align intersection.
- Provide additional right-of-way along Newport Way to allow for road expansion.

#### Parcel 9

Adopted Land Use: Multifamily Residential (Townhouse)  
Zoning: RT-3600-P and RS-7200 to RT-3600-P

The conditions established by Ordinance #4915 (file 121-80) shall continue to apply.

#### Parcel 10

Adopted Land Use: Single Family Residential, potential Multifamily  
Zoning: SR (pot. RM-1800) to SR (Pot. RM-2400)

This zoning change reflects a continuation of single family uses at this site, with a potential for multifamily development. The change to potential RM-2400, instead of potential RM-1800, is consistent with the density of adjacent multifamily zoning, RM-2400, 12 to 18 dwelling units per acre.

The following site plan approval condition should be applied if the property is rezoned to RM-2400:

- The applicant shall obtain approval by the King County Office of the Prosecuting Attorney for the wording of a covenant which shall bind the applicant and his successors in ownership of this property, to support all future Road Improvement Districts for 128th Ave. SE from SE 41st St. to SE Newport Way, approximately 1,450 feet. The Road Improvement District shall include the widening of 128th Ave. SE to 5 lanes with curbs, gutters, sidewalks, lighting and street trees. Work shall be compatible with 128th Ave. SE to the north. The applicant shall cause the approved covenant to be recorded.

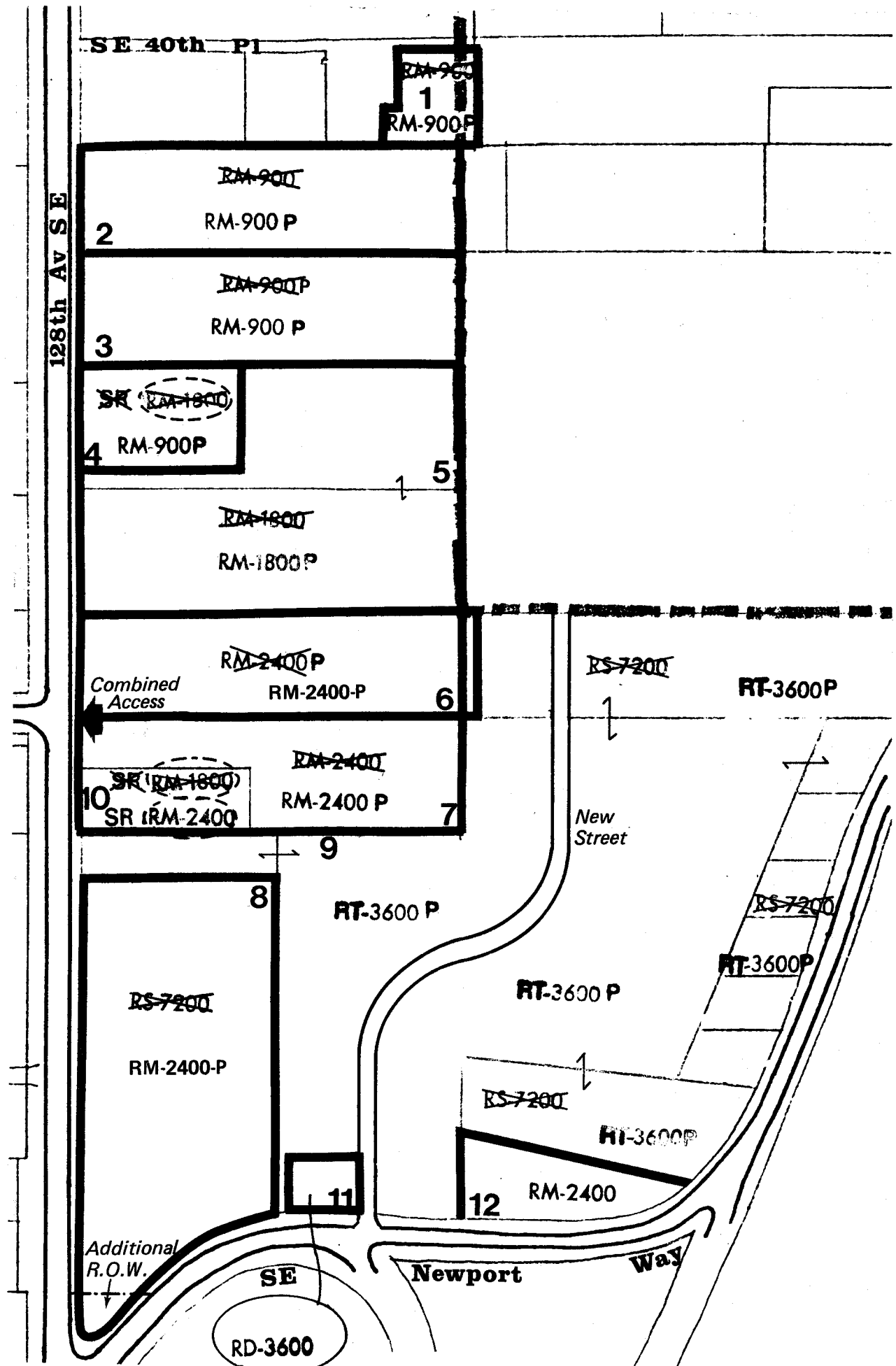
#### Parcel 11

Adopted Land Use: Duplex  
Zoning: RD-3600 (No change)

#### Parcel 12

Adopted Land Use: Medium Density Multifamily  
Zoning: RM-2400 (No change)



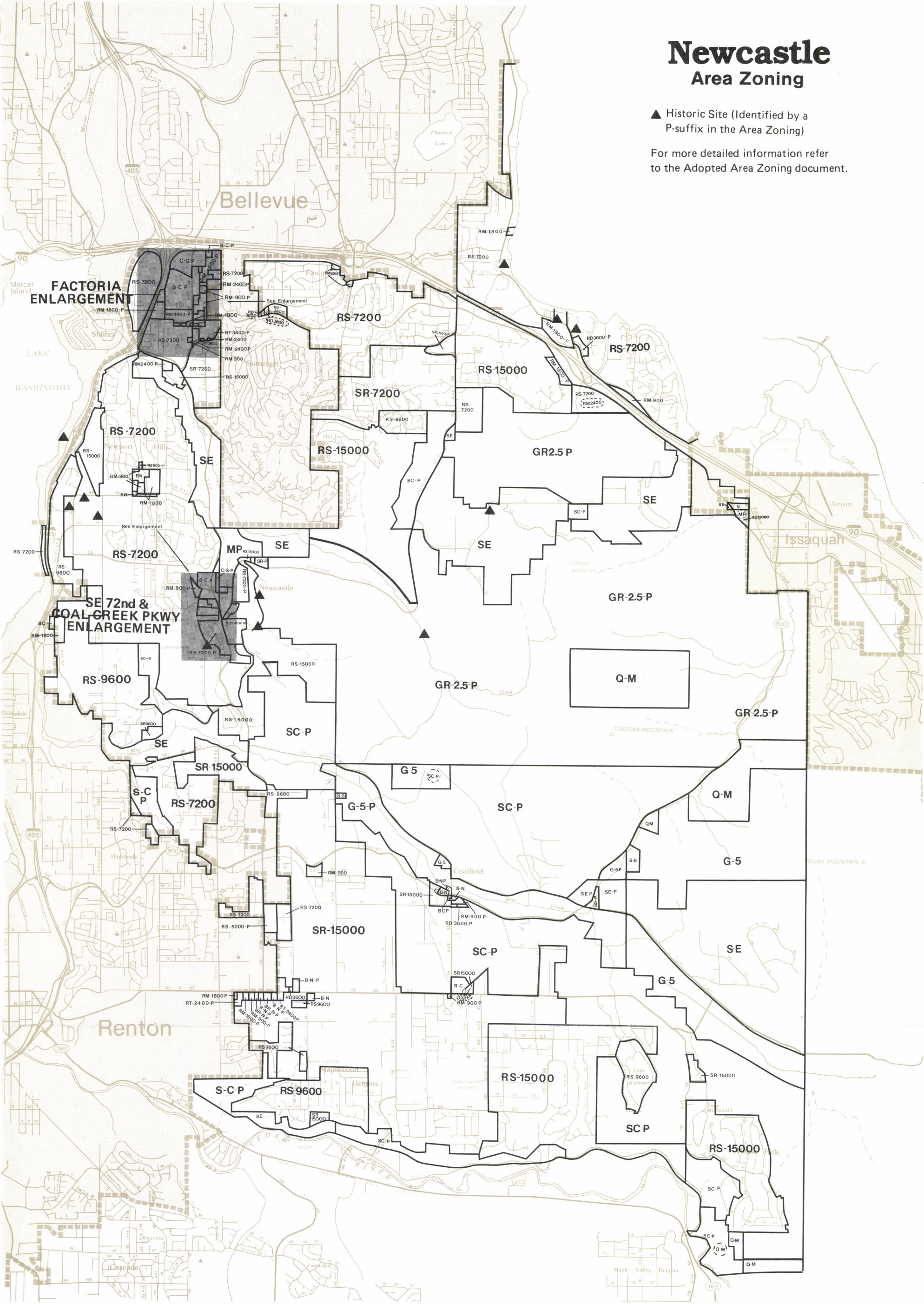




# Newcastle Area Zoning

▲ Historic Site (Identified by a P-suffix in the Area Zoning)

For more detailed information refer to the Adopted Area Zoning document.

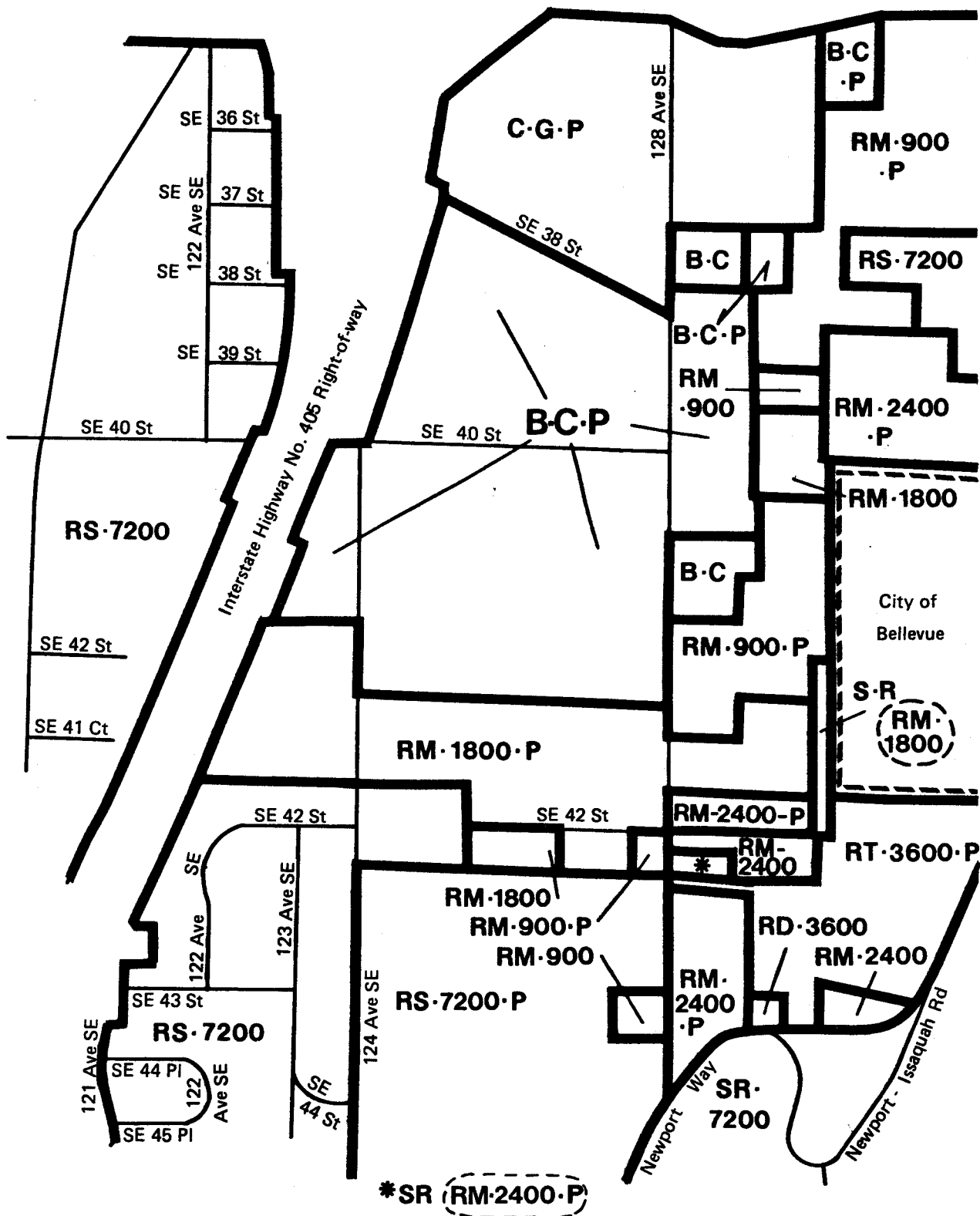






# **FACTORIA BUSINESS AREA**

Interstate Highway No. 90 Right-of-way



The map displays the following zoning districts and areas:

- RS-7200**: Residential Single-Family, Two-Story
- RM-1800**: Residential Medium-Density
- RD-3600-P**: Residential Single-Family, Detached, with a public use overlay
- B-C-P**: Business Community, Professional Office
- M-P**: Medium-Density Residential, Professional Office
- S-E**: Single-Family Detached, Single-Family Detached, Single-Family Detached
- RM-900-P**: Residential Medium-Density, with a public use overlay
- RS-15000**: Residential Single-Family, Single-Family Detached
- GR-2.5-P**: General Residential, with a public use overlay
- S-R-P**: Single-Family Detached, with a public use overlay
- SE**: Single-Family Detached, Single-Family Detached
- SE 66 St**, **SE 67 St**, **SE 68 St**, **SE 69 Pl**, **SE 70 Pl**, **SE 71 Pl**, **SE 72 St**, **SE 73 St**, **SE 74 St**, **SE 75 St**, **SE 76 St**, **SE 77 St**, **SE 78 St**, **SE 79 St**, **SE 80 St**, **SE 81 St**, **SE 82 St**, **SE 83 St**, **SE 84 St**, **SE 85 St**, **SE 86 St**, **SE 87 St**, **SE 88 St**, **SE 89 St**, **SE 90 St**, **SE 91 St**, **SE 92 St**, **SE 93 St**, **SE 94 St**, **SE 95 St**, **SE 96 St**, **SE 97 St**, **SE 98 St**, **SE 99 St**, **SE 100 St**, **SE 101 St**, **SE 102 St**, **SE 103 St**, **SE 104 St**, **SE 105 St**, **SE 106 St**, **SE 107 St**, **SE 108 St**, **SE 109 St**, **SE 110 St**, **SE 111 St**, **SE 112 St**, **SE 113 St**, **SE 114 St**, **SE 115 St**, **SE 116 St**, **SE 117 St**, **SE 118 St**, **SE 119 St**, **SE 120 St**, **SE 121 St**, **SE 122 St**, **SE 123 St**, **SE 124 St**, **SE 125 St**, **SE 126 St**, **SE 127 St**, **SE 128 St**, **SE 129 St**, **SE 130 St**, **SE 131 St**, **SE 132 St**, **SE 133 St**, **SE 134 St**, **SE 135 St**, **SE 136 St**, **SE 137 St**, **SE 138 St**, **SE 139 St**, **SE 140 St**, **SE 141 St**, **SE 142 St**, **SE 143 St**, **SE 144 St**, **SE 145 St**, **SE 146 St**, **SE 147 St**, **SE 148 St**, **SE 149 St**, **SE 150 St**, **SE 151 St**, **SE 152 St**, **SE 153 St**, **SE 154 St**, **SE 155 St**, **SE 156 St**, **SE 157 St**, **SE 158 St**, **SE 159 St**, **SE 160 St**, **SE 161 St**, **SE 162 St**, **SE 163 St**, **SE 164 St**, **SE 165 St**, **SE 166 St**, **SE 167 St**, **SE 168 St**, **SE 169 St**, **SE 170 St**, **SE 171 St**, **SE 172 St**, **SE 173 St**, **SE 174 St**, **SE 175 St**, **SE 176 St**, **SE 177 St**, **SE 178 St**, **SE 179 St**, **SE 180 St**, **SE 181 St**, **SE 182 St**, **SE 183 St**, **SE 184 St**, **SE 185 St**, **SE 186 St**, **SE 187 St**, **SE 188 St**, **SE 189 St**, **SE 190 St**, **SE 191 St**, **SE 192 St**, **SE 193 St**, **SE 194 St**, **SE 195 St**, **SE 196 St**, **SE 197 St**, **SE 198 St**, **SE 199 St**, **SE 200 St**, **SE 201 St**, **SE 202 St**, **SE 203 St**, **SE 204 St**, **SE 205 St**, **SE 206 St**, **SE 207 St**, **SE 208 St**, **SE 209 St**, **SE 210 St**, **SE 211 St**, **SE 212 St**, **SE 213 St**, **SE 214 St**, **SE 215 St**, **SE 216 St**, **SE 217 St**, **SE 218 St**, **SE 219 St**, **SE 220 St**, **SE 221 St**, **SE 222 St**, **SE 223 St**, **SE 224 St**, **SE 225 St**, **SE 226 St**, **SE 227 St**, **SE 228 St**, **SE 229 St**, **SE 230 St**, **SE 231 St**, **SE 232 St**, **SE 233 St**, **SE 234 St**, **SE 235 St**, **SE 236 St**, **SE 237 St**, **SE 238 St**, **SE 239 St**, **SE 240 St**, **SE 241 St**, **SE 242 St**, **SE 243 St**, **SE 244 St**, **SE 245 St**, **SE 246 St**, **SE 247 St**, **SE 248 St**, **SE 249 St**, **SE 250 St**, **SE 251 St**, **SE 252 St**, **SE 253 St**, **SE 254 St**, **SE 255 St**, **SE 256 St**, **SE 257 St**, **SE 258 St**, **SE 259 St**, **SE 260 St**, **SE 261 St**, **SE 262 St**, **SE 263 St**, **SE 264 St**, **SE 265 St**, **SE 266 St**, **SE 267 St**, **SE 268 St**, **SE 269 St**, **SE 270 St**, **SE 271 St**, **SE 272 St**, **SE 273 St**, **SE 274 St**, **SE 275 St**, **SE 276 St**, **SE 277 St**, **SE 278 St**, **SE 279 St**, **SE 280 St**, **SE 281 St**, **SE 282 St**, **SE 283 St**, **SE 284 St**, **SE 285 St**, **SE 286 St**, **SE 287 St**, **SE 288 St**, **SE 289 St**, **SE 290 St**, **SE 291 St**, **SE 292 St**, **SE 293 St**, **SE 294 St**, **SE 295 St**, **SE 296 St**, **SE 297 St**, **SE 298 St**, **SE 299 St**, **SE 300 St**, **SE 301 St**, **SE 302 St**, **SE 303 St**, **SE 304 St**, **SE 305 St**, **SE 306 St**, **SE 307 St**, **SE 308 St**, **SE 309 St**, **SE 310 St**, **SE 311 St**, **SE 312 St**, **SE 313 St**, **SE 314 St**, **SE 315 St**, **SE 316 St**, **SE 317 St**, **SE 318 St**, **SE 319 St**, **SE 320 St**, **SE 321 St**, **SE 322 St**, **SE 323 St**, **SE 324 St**, **SE 325 St**, **SE 326 St**, **SE 327 St**, **SE 328 St**, **SE 329 St**, **SE 330 St**, **SE 331 St**, **SE 332 St**, **SE 333 St**, **SE 334 St**, **SE 335 St**, **SE 336 St**, **SE 337 St**, **SE 338 St**, **SE 339 St**, **SE 340 St**, **SE 341 St**, **SE 342 St**, **SE 343 St**, **SE 344 St**, **SE 345 St**, **SE 346 St**, **SE 347 St**, **SE 348 St**, **SE 349 St**, **SE 350 St**, **SE 351 St**, **SE 352 St**, **SE 353 St**, **SE 354 St**, **SE 355 St**, **SE 356 St**, **SE 357 St**, **SE 358 St**, **SE 359 St**, **SE 360 St**, **SE 361 St**, **SE 362 St**, **SE 363 St**, **SE 364 St**, **SE 365 St**, **SE 366 St**, **SE 367 St**, **SE 368 St**, **SE 369 St**, **SE 370 St**, **SE 371 St**, **SE 372 St**, **SE 373 St**, **SE 374 St**, **SE 375 St**, **SE**

## **AREA-WIDE P-SUFFIX CONDITIONS**

The P-suffix following a zone classification indicates a requirement that development in a specific area may proceed only after obtaining site plan approval (KCC 21.46.150-200). The P-suffix is attached to the zoning classification which is shown on County zoning maps. For example, RM-2400-P is shown on a County zoning map to indicate that all multifamily development at that site would require site plan approval.

This site plan approval requirement indicates that an area is conditionally suitable for a use as indicated by the zone classification, provided that such areas are designed and developed in accordance with guidelines, performance standards, permitted uses, or other requirements contained in the area zoning or a previous reclassification approval.

The requirement for site plan approval is based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations, or limitation of uses to assure compatibility with adjacent land uses as well as the community. When the property is proposed for development, all conditions stipulated as a result of an area zoning process or a previous or subsequent zone reclassification shall be reflected and/or included in the site plan submittal. Site plans are reviewed prior to the issuance of a building permit.

P-suffix conditions for area-wide zoning changes which apply to numerous parcels of property are presented in this section of the Area Zoning. These zoning changes include the P-suffix for historic sites, May Creek Drainage Basin (floodplain guidelines and limitation on grazing animal access to May Creek), open space in the Suburban Cluster zone, and properties adjacent to Lake Boren. Other site specific P-suffix conditions are presented in the explanations of proposed zoning changes on the page opposite the appropriate zoning map.

### **P-SUFFIX FOR HISTORIC SITES**

A zoning P-suffix is applied to all historic sites recommended for National, State or County designation in the Plan. This P-suffix implements Plan policies N-30 and N-31:

THE PRESERVATION, RESTORATION, AND ADAPTIVE USE OF HISTORIC SITES SHOULD BE ENCOURAGED IN ORDER TO RETAIN TANGIBLE REMINDERS OF THE COMMUNITY'S HISTORY.

HISTORIC STRUCTURES WHICH MEET NATIONAL, STATE OR COUNTY STANDARDS SHOULD BE GIVEN PROTECTION BY MAKING THE LAND USE DESIGNATION COMPATIBLE WITH ITS HISTORIC CHARACTER.

The P-suffix is applied to sites which contain structures which meet the criteria for the National or State Register or the criteria for County Landmarks. Impacts on historic resources would be evaluated in a site

plan for a development proposal or a demolition permit. The following P-suffix site development conditions apply:

1. An environmental checklist should be prepared for all historic properties identified by a P-suffix. (Historic resources are considered environmentally sensitive and therefore are not categorically exempt from threshold determinations and environmental impact statement requirements of the State Environmental Policy Act.)
2. All permit applications and site plans shall be circulated to the County Historic Preservation Officer for comment on the impacts of the project on historic resources. This includes all permits for the following types of actions: alterations to the exterior of historic buildings, or new construction on the same lot or adjacent lots under the same ownership, or any other action requiring a permit which might affect the historic character of the site.
3. The Historic Preservation Officer may recommend approval, approval with conditions, or denial to the Manager of the Building and Land Development Division.
4. The Historic Preservation Officer may also propose that a site be considered for County Landmarks designation according to procedures established in the Landmarks Ordinance (#4828). (The ordinance provides that, based upon a preliminary evaluation, sites which appear to meet the criteria for designation shall be, for a period of up to six months, provided the same protection as if they were designated County landmarks. During this period, a certificate of appropriateness would be required before making significant changes to the site. If the site is later designated as a County Landmark, the certificate of appropriateness becomes a permanent requirement.)

The P-suffix to protect historic structures is not applied to historic properties where there are no remaining structures. In addition, the P-suffix is not applied to the Newcastle and Hazelwood Historic Districts because those districts include numerous properties which are not historically significant. However, within these districts the P-suffix would be used to identify sites which contain specific historic structures which meet National, State or County criteria.

The following sites in the Newcastle Area are identified by a P-suffix:

- Odd Fellows Cemetery (Survey File No. 0012)
- William Wilson House (Survey File No. 0080)
- Edward Hornberg House (Survey File No. 0221)
- Allen Store (Survey File No. 0223)
- Vasa Park (Survey File No. 0419)
- Sambica (Survey File No. 0692)
- Carl Nelson House (Survey File No. 0220)
- Patrick Fortin House (Survey File No. 0226)



- Reverend Lundell (Willard) House and Barn (Survey File Nos. 0690 and 0691)
- Sundstrom (Leber) House (Survey File No. 0693)
- Baima House (Survey File No. 0019)

The Odd Fellows Cemetery presents a unique situation. The Newcastle Plan considers this site as a historic structure to be preserved and protected under Policy N-31. A P-suffix condition is applied to adjacent properties through the Area Zoning. This P-suffix would require the dedication of a fenced buffer strip along the site when adjacent properties are developed.

#### P-SUFFIX FOR MAY CREEK AND ITS TRIBUTARIES

##### A. P-SUFFIX TO IMPLEMENT FLOODPLAIN GUIDELINES

A zoning P-suffix is applied to all property along May Creek within the Flood Hazard Area Overzone. This includes property from approximately the west side of 148th Avenue SE to the intersection of SE May Valley road and SE Renton-Issaquah Road. This implements Plan policies, N-45, N-46, N-47, and N-48:

- N-45      ENCOURAGE THE PRESERVATION OF NATURAL FLOOD-PLAINS ASSOCIATED WITH CREEKS.
- N-46      THE FLOODPLAIN STORAGE OF MAY CREEK SHOULD BE PRESERVED.
- N-47      NEW GRADED VEHICULAR ACCESS TO STRUCTURES OR LOTS IN OR ADJACENT TO THE MAY CREEK FLOOD HAZARD AREA SHOULD BE LOCATED SO AS NOT TO OBSTRUCT FLOOD FLOW OR TO REDUCE FLOOD STORAGE CAPACITY.
- N-48      LEGAL BUILDING LOTS IN THE FLOOD HAZARD AREA SHOULD HAVE ADEQUATE LAND AND ACCESS WHICH IS "FLOOD-FREE".

FloodPlain Guidelines were developed for May Creek, supplementing the requirements of the Flood Hazard Area overzone (King County Code 21.54). The FloodPlain Guidelines from the Newcastle Community Plan are applied as conditions of development (P-suffix) in this Area Zoning, and they are listed below.

The following P-suffix site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.

3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the flood plain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the flood plain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.

The Newcastle Community Plan Appendix also includes a special recommendation beyond the scope of the Plan that the King County Surface Water Management Division should establish elevations and/or boundaries of the floodplain and may designate those areas as floodway or floodway fringe. Further, it is recommended that all applications requiring King County site alteration or land development approval should be evaluated by the Surface Water Management Division for consistency with floodplain information and flood elevations and/or boundaries.

B. P-SUFFIX TO LIMIT GRAZING ANIMAL ACCESS TO MAY CREEK AND ITS TRIBUTARIES

This P-suffix requirement is applied to all streamside properties within the floodplain along May Creek and streamside properties along May Creek up to SE 109th St. This P-suffix requirement implements Newcastle Community Plan policy N-41:

LIMIT GRAZING ANIMAL ACCESS TO MAY CREEK AND ITS TRIBUTARIES SHOWN ON PAGE 1 IN ORDER TO 1) REDUCE WATER QUALITY DEGRADATION FROM ANIMAL WASTES, 2) REDUCE BANK COLLAPSE DUE TO ANIMALS' HOOVES, AND 3) ALLOW SHADING VEGETATION TO REESTABLISH ALONG STREAM BANKS.

The following P-suffix condition applies:

Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set ten feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

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<sup>1</sup> The page 68 referred to in this policy is page 68 in the Newcastle Community Plan.

The zoning P-suffix requires compliance with these conditions when development permits are granted. Residents not requesting development permits can get advice on how to meet these guidelines from the King County Conservation District.

P-SUFFIX REQUIRING PERMANENT OPEN SPACE IN RESERVE TRACTS  
CREATED UNDER THE SC (SUBURBAN CLUSTER) ZONE

A zoning P-suffix is applied to all properties in the Suburban Cluster (SC) zone in order to implement Newcastle Community Plan policy N-10:

WHERE LOT CLUSTERING OCCURS IN THE SUBURBAN CLUSTER ZONE, THE RESERVE TRACT SHOULD BE DEDICATED OR RESERVED AS PERMANENT OPEN SPACE.

The SC zone permits lot clustering with maximum average densities of one house per acre. The lot clustering provision is not required for parcels of less than five acres. Unless such parcels contain a wetland, Class III landslide hazard area, or coal mine hazard area, a density of one dwelling unit per acre is permitted without lot clustering. No reserve tract is required.

Policy N-10 recommends that when lot clustering occurs in the SC zone the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Under the provisions of Ordinance #4306, which established the SC zone, this can be required by the County. A P-suffix applied with the SC zone in order to implement this policy.

The following P-suffix site development condition applies:

1. When reserve tracts are established through development in the SC zone, King County should require that the reserve tract be dedicated or reserved as permanent open space rather than set aside for future resubdivision.

P-SUFFIX REQUIRING A 20-FOOT SETBACK FROM LAKE BOREN

Lake Boren is not under the jurisdiction of King County's Shoreline Management Master Program because it is just under the 20 acre minimum size. Policy N-43 in the Newcastle Community Plan recommends extending the 20 foot setback from the ordinary high water mark which is required for residential development along Lake Kathleen under the King County Shoreline Master Program, to Lake Boren as well. This P-suffix is applied to all property along Lake Boren, and it implements policy N-43:

NEW DEVELOPMENT ON LAKES BOREN AND KATHLEEN SHOULD MAINTAIN A 20 FOOT SETBACK FROM THE ORDINARY HIGH WATER MARK.

This P-suffix establishes a minimum setback of 20 feet from the ordinary high water mark of Lake Boren.



# Area Zoning

Index to Zoning Maps

Page Number

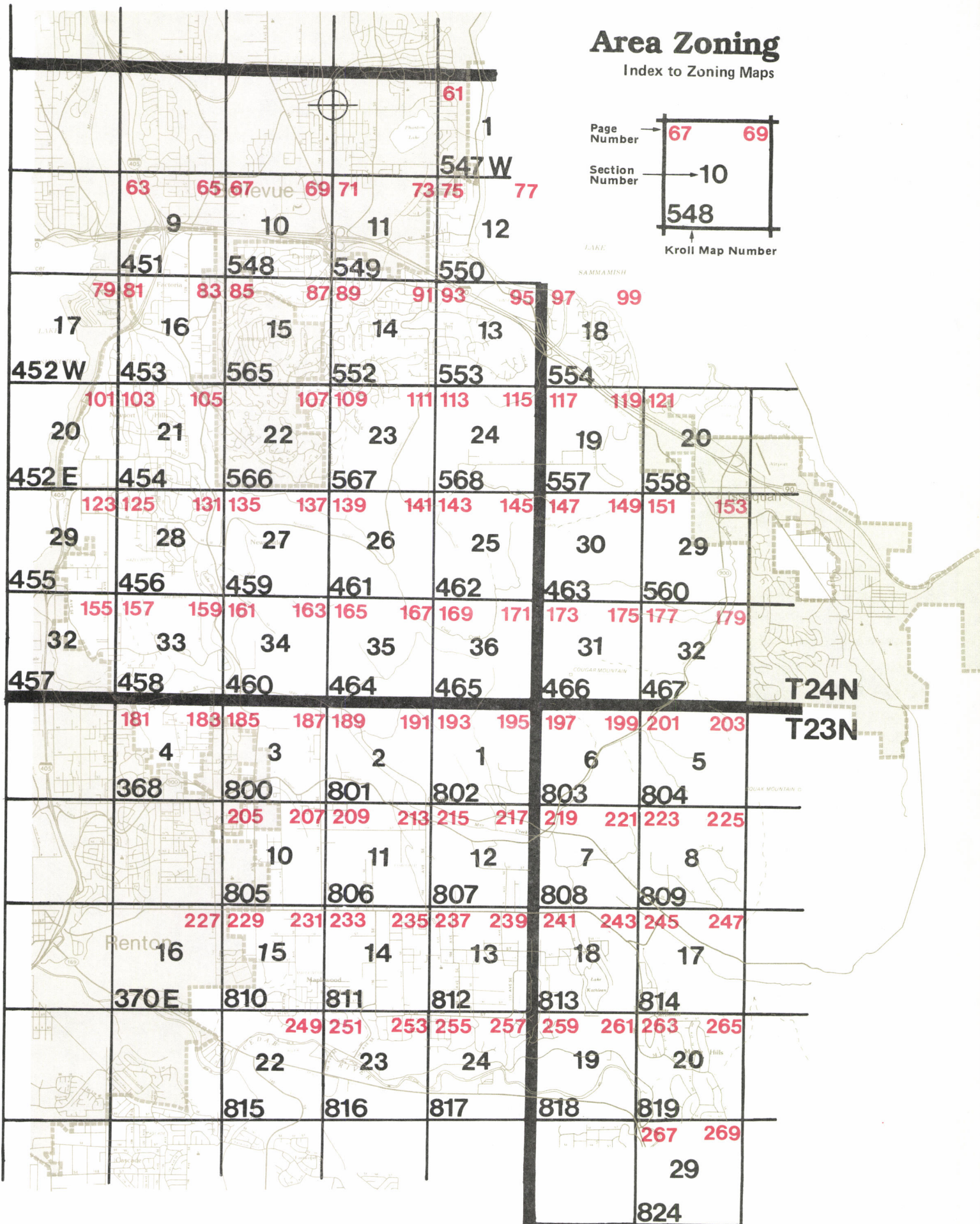
67 69

Section Number

10

548

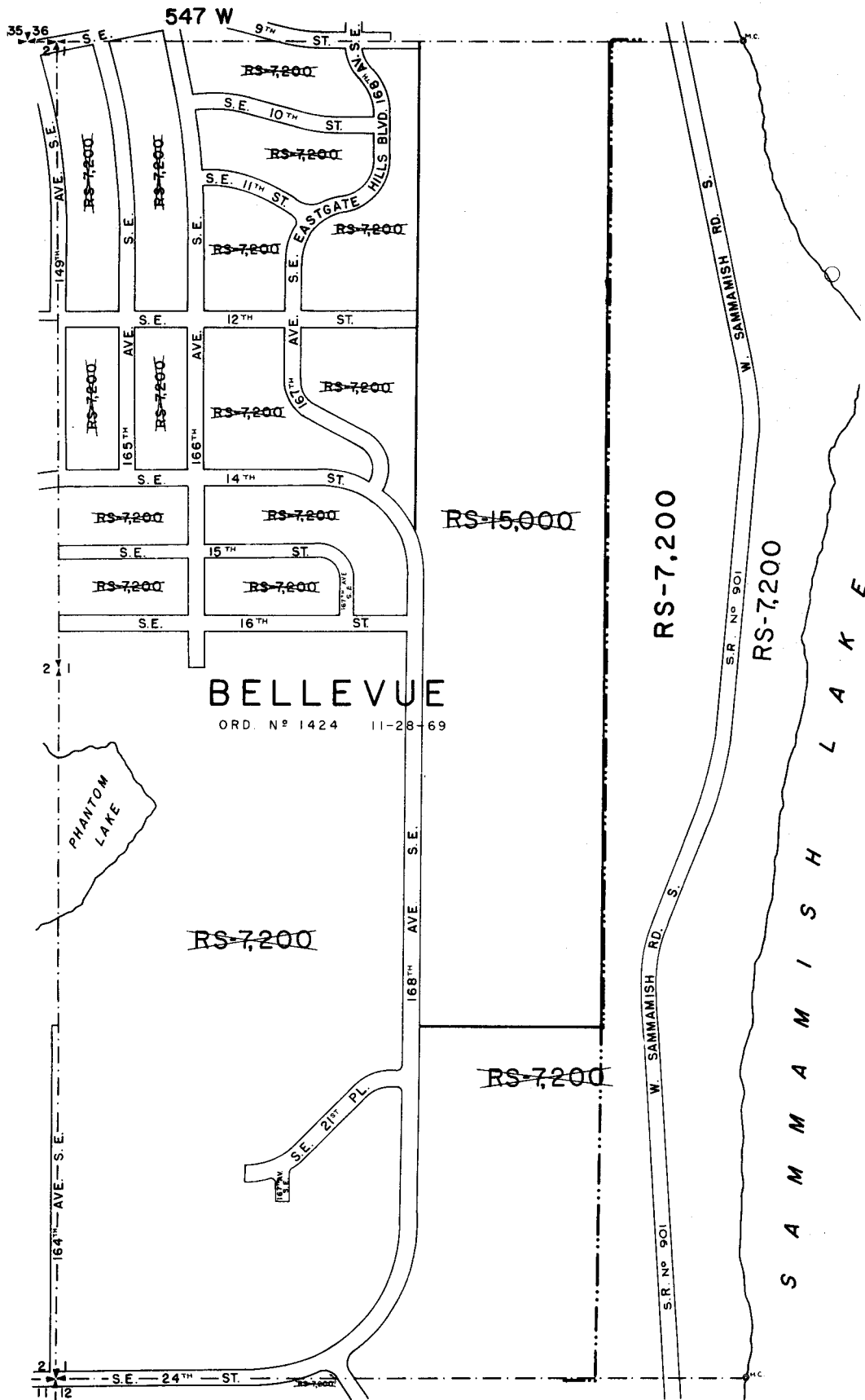
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R5E R6E

W 1-24-5  
547 W

No changes in this area.



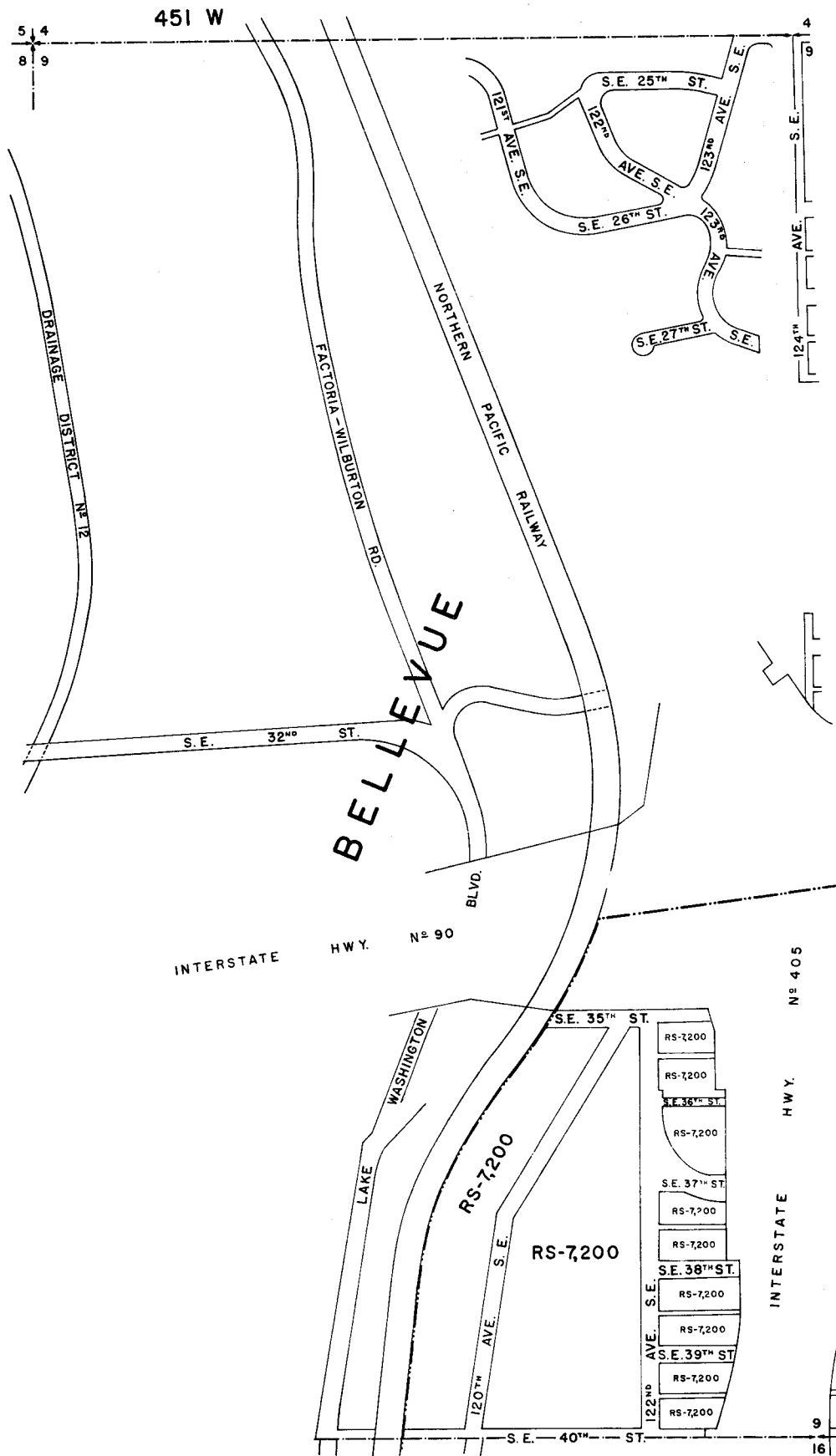
W 1-24-5

BELLEVUE



W 9-24-5  
451 W

No changes in this area.



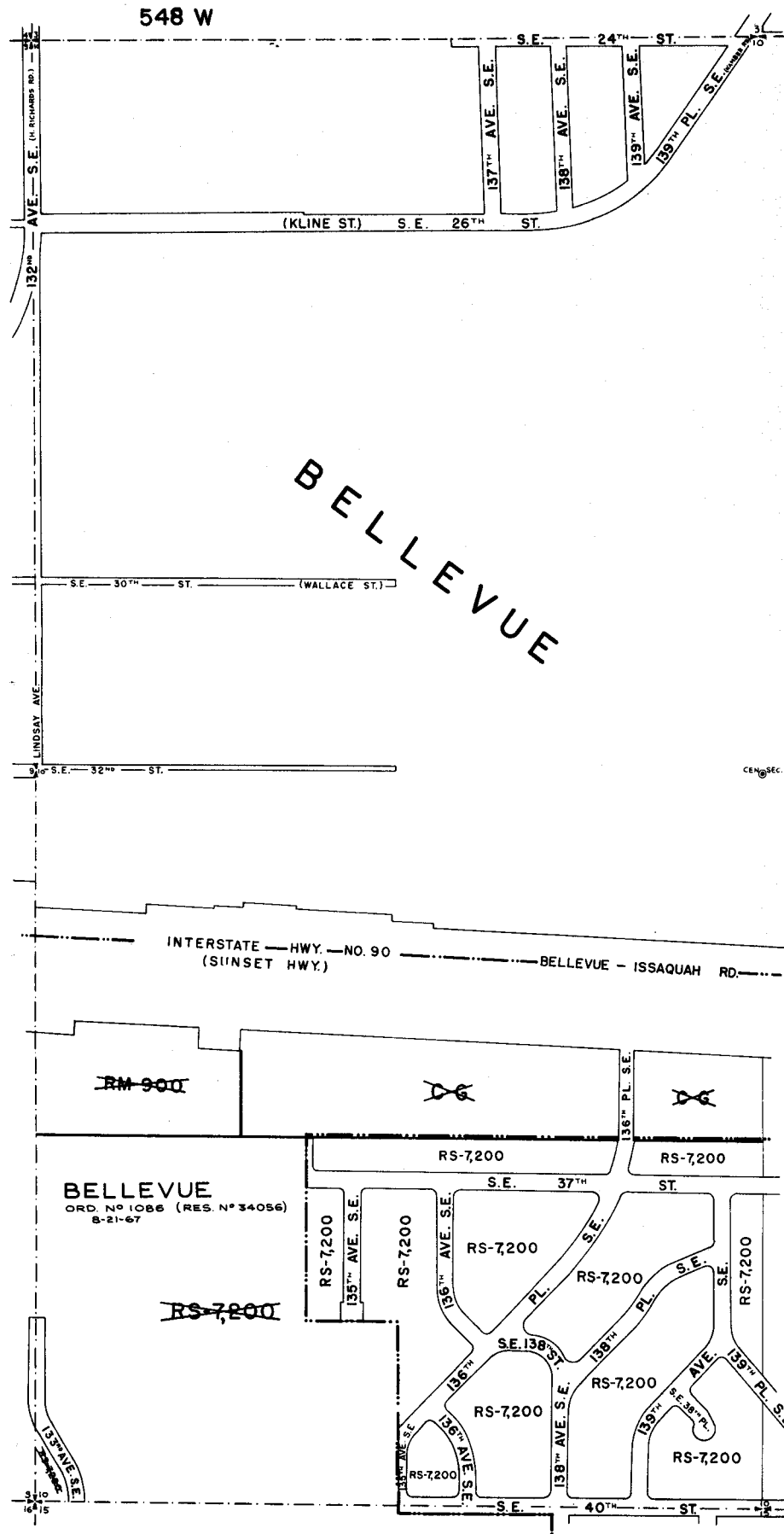
E 9-24-5  
451 E

For an explanation of these zoning changes see maps and text under Factoria Subarea, for Property Group Two, pp. 27-28, Property Group Three, pp. 29-30, Property Group Five, pp. 36-38 , and Property Group Six, pp. 39-43.



W 10-24-5  
548 W

No changes in this area.



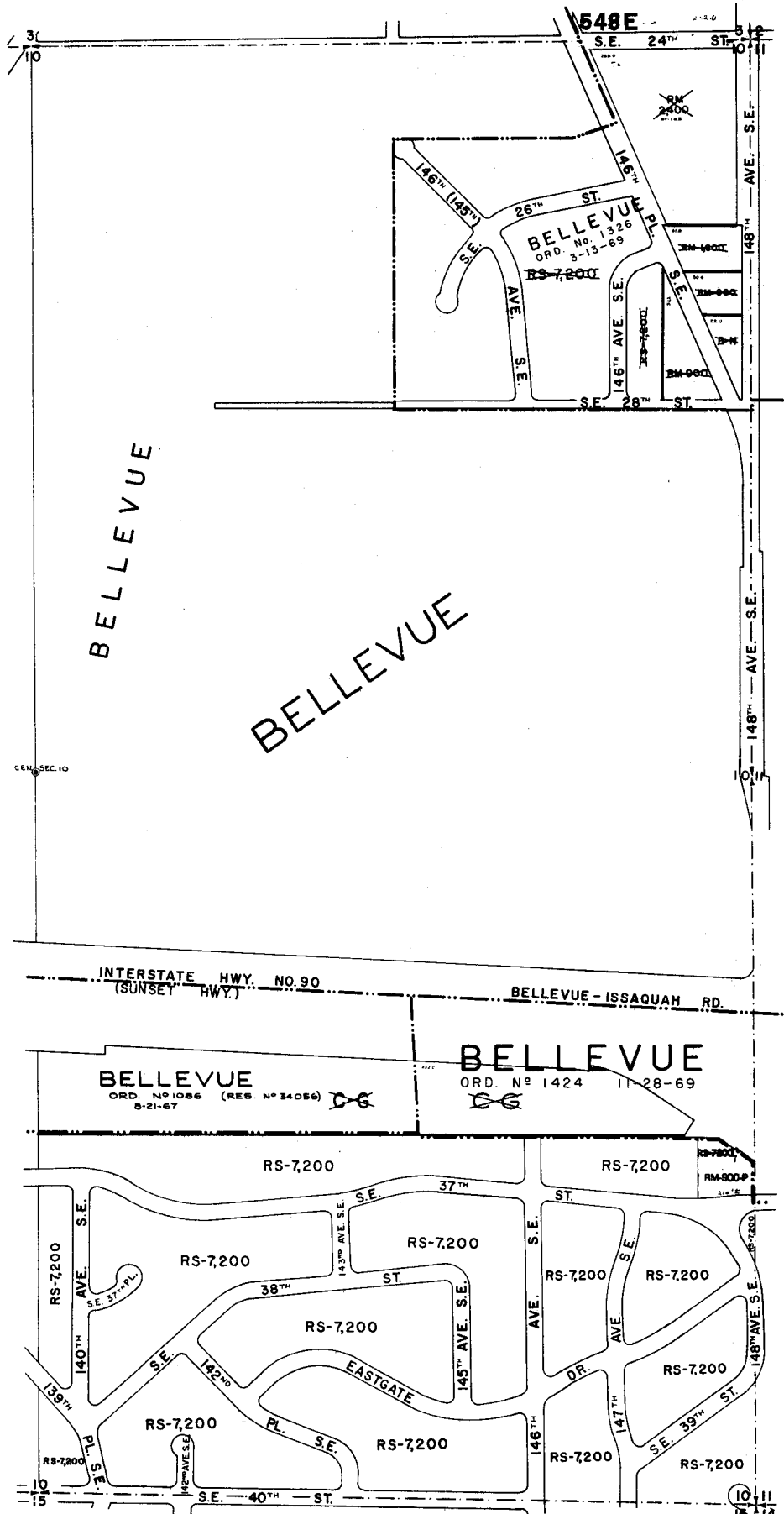
W 10-24-5

RS-7200 to RM-900-P

This zoning change is consistent with adopted Newcastle Community Plan policy N-20. It is also consistent with King County Comprehensive Plan policies D-2 and D-6.

The following P-suffix site development conditions apply:

- Uses shall be limited to professional offices.
- Building design, site layout, and access shall be designed to provide a separation between the site and neighboring single family uses and to buffer the site from those single family uses.



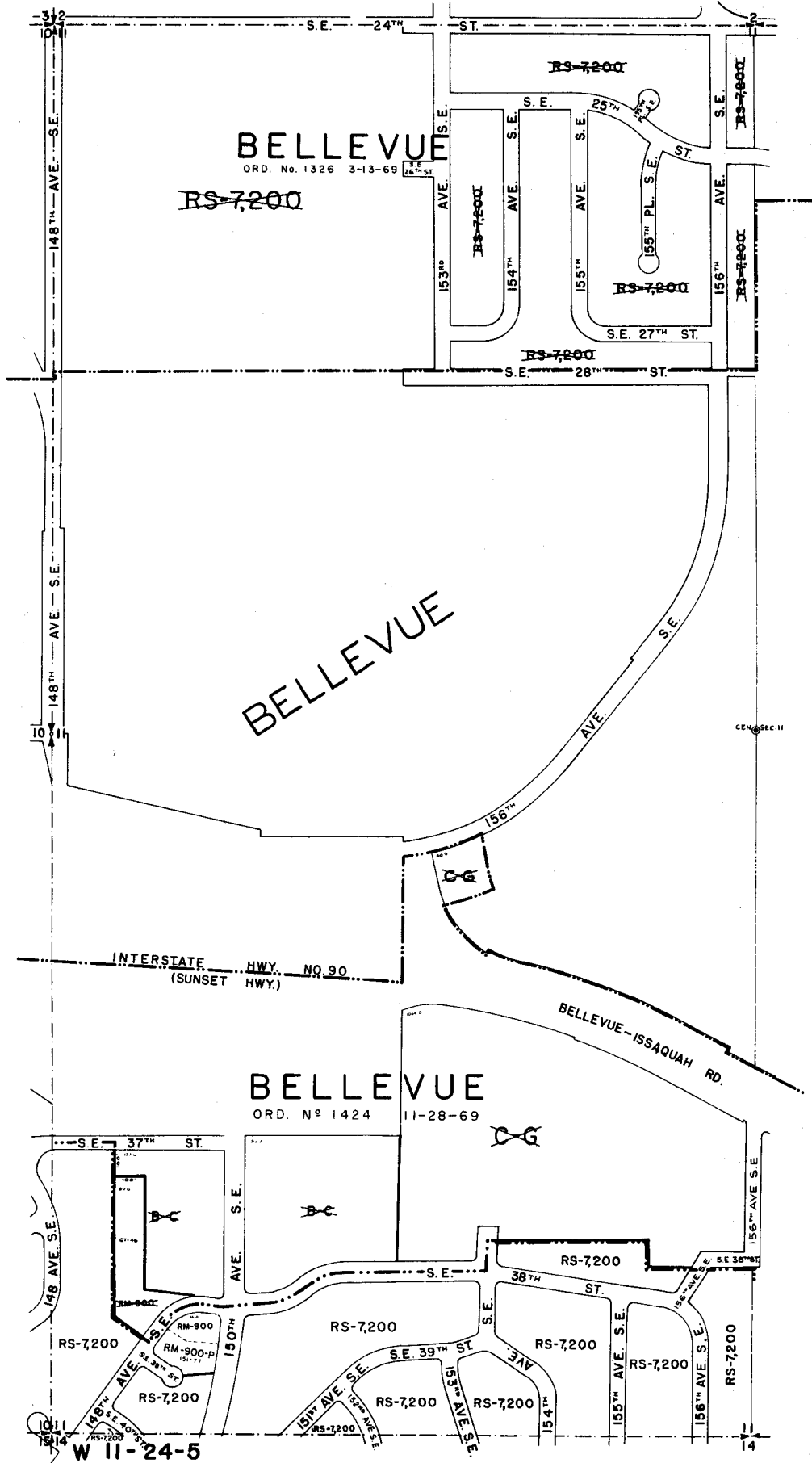
E 10-24-5



W 11-24-5  
549 W

No changes in this area.

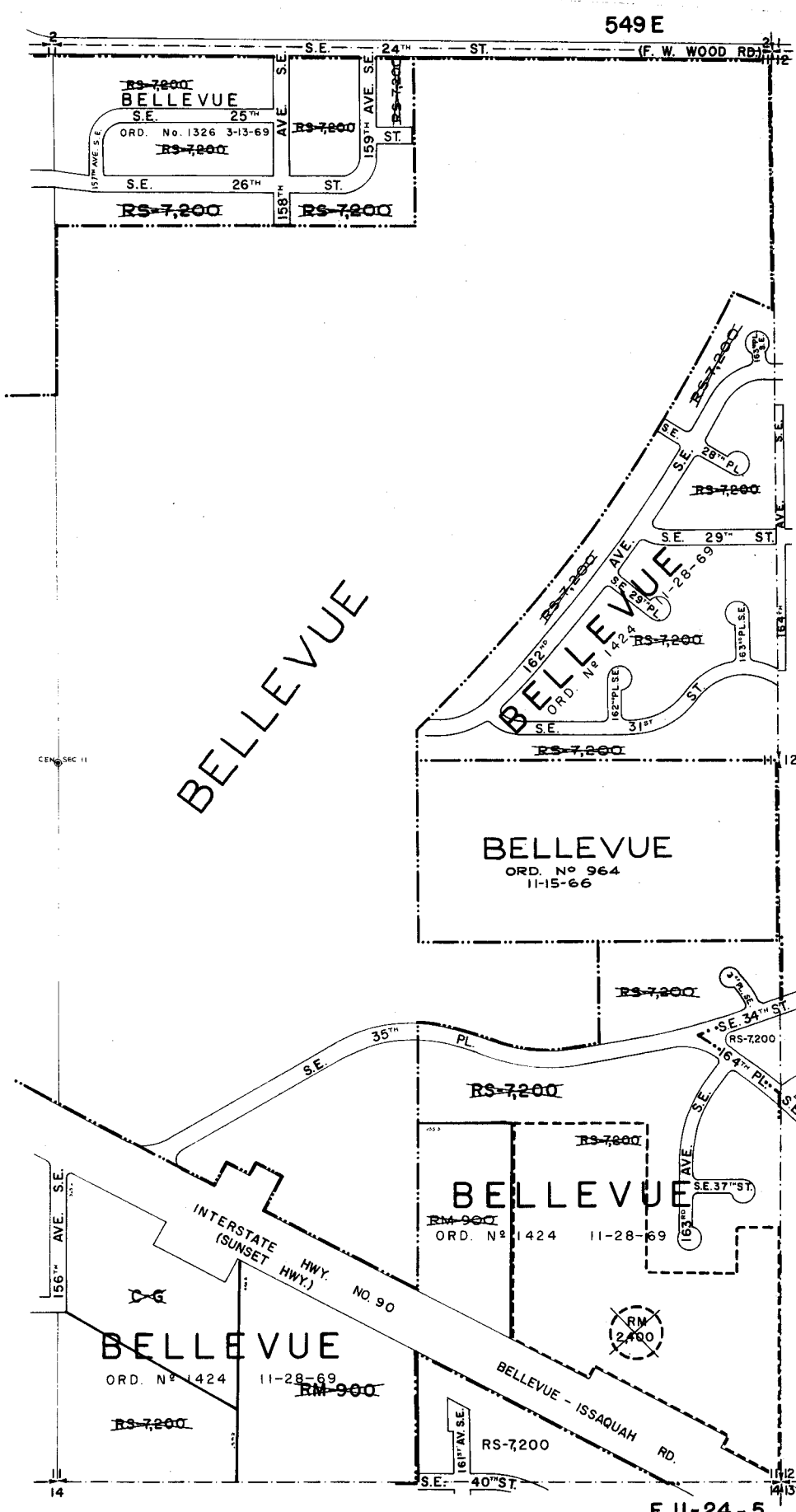
549 W



BELLEVUE

E 11-24-5  
549 E

No changes in this area.



549 E

BELLEVUE

BELLEVUE  
ORD. N° 964  
11-15-66

BELLEVUE  
ORD. N° 1424 11-28-69

BELLEVUE  
ORD. N° 1424 11-28-69

E 11-24-5

W 12-24-5  
550 W

RS-7200 (Pot. RM-900) to RS-7200

This zoning change removes the potential RM-900 (Maximum Density Multifamily and Professional Office). This zoning change is consistent with the existing single family residential character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

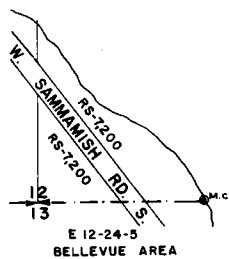
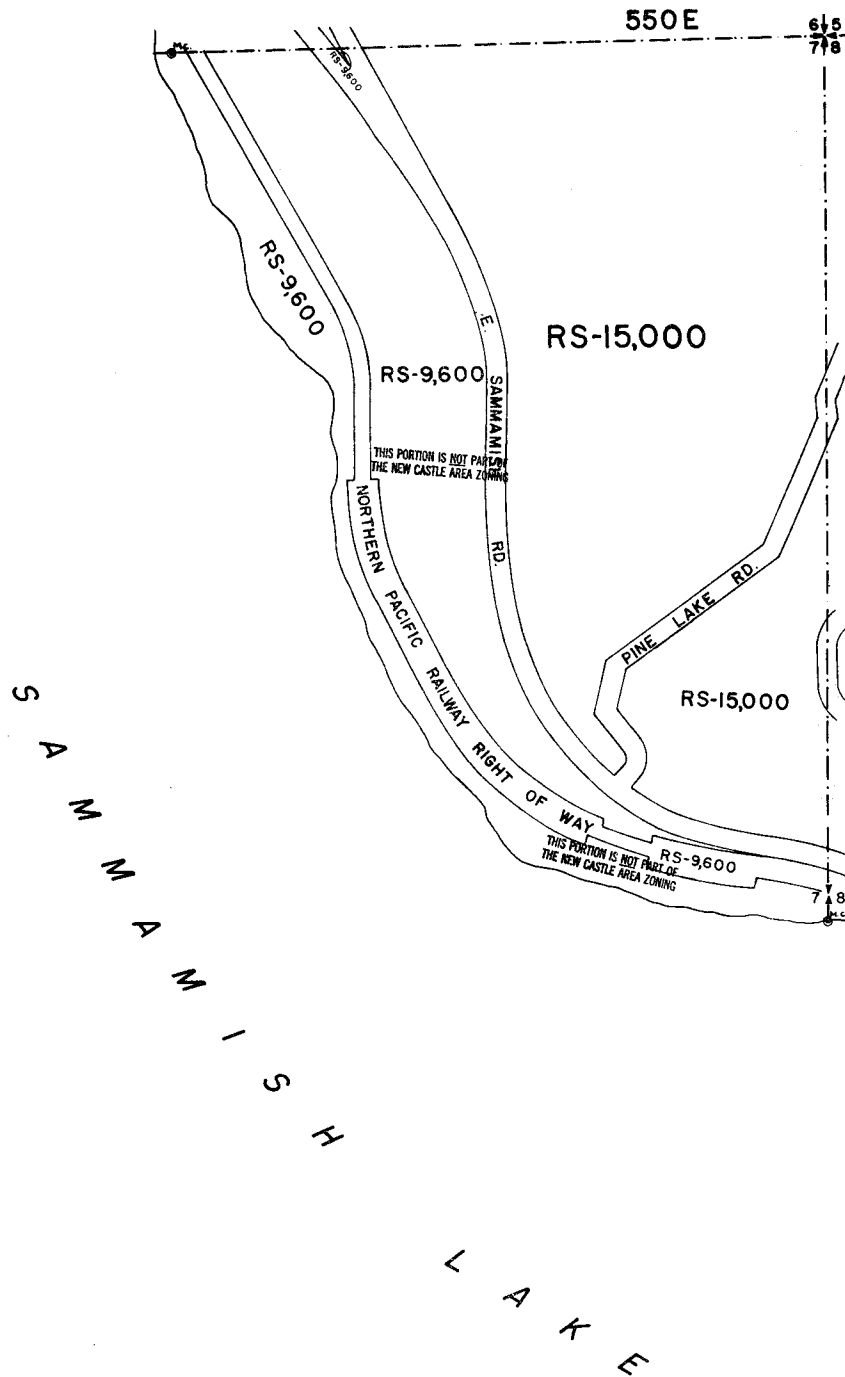
RS-7200 to RS-7200-P

Vasa Park (King County Historic Site Survey File No. 0419) is located on this site. The Newcastle Community Plan recommends that this site be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites on pp. 53-55 .



E 12-24-5  
550 E

No changes in this area.



E 12-24-5

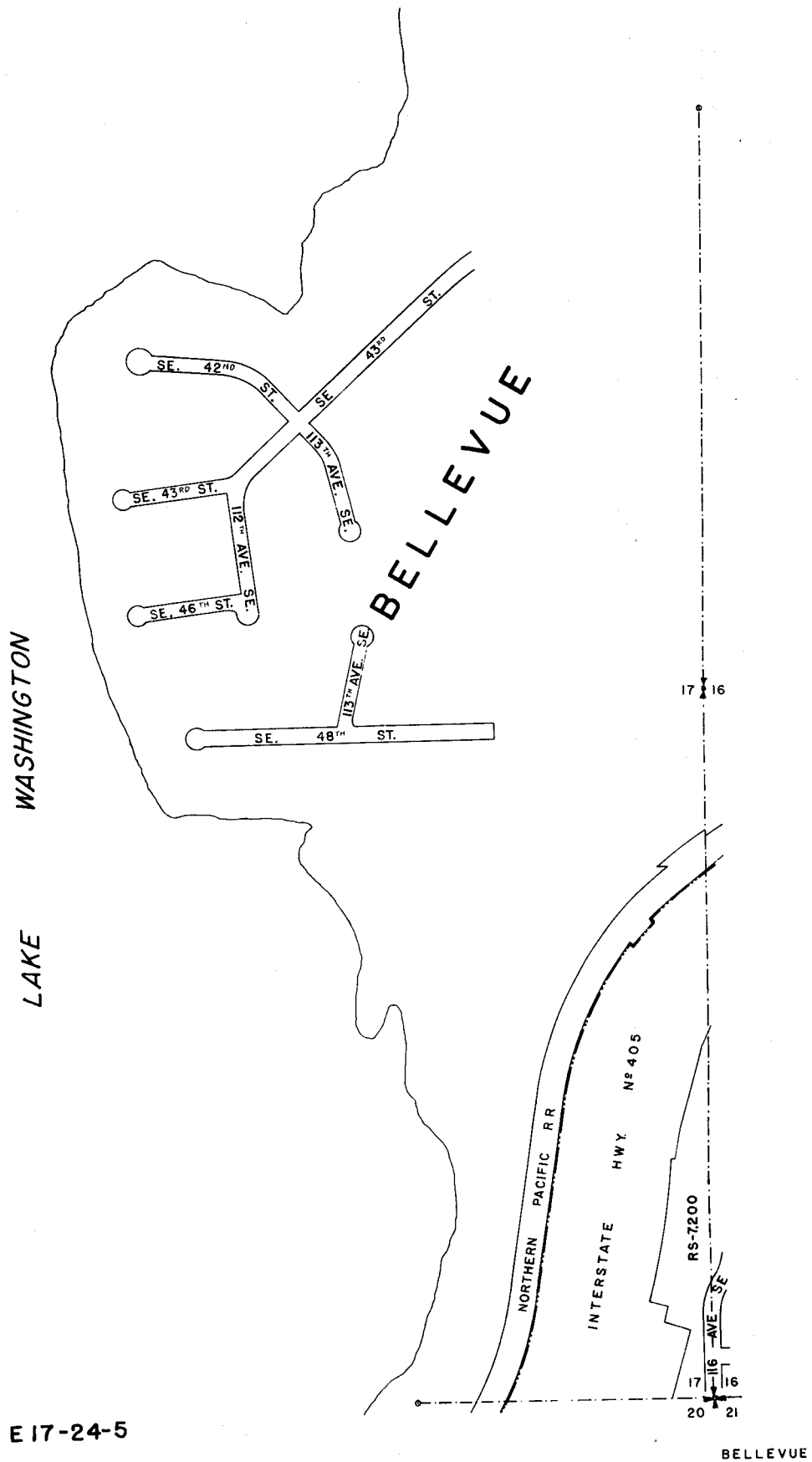
E. SAMMAMISH



E 17-24-5  
452 W

No changes in this area.

452 W



W 16-24-5  
453 W

For an explanation of these zoning changes see maps and text under  
Factoria Subarea, Property Group One, pp. 25 - 26 .



For an explanation of the zoning changes north of Newport Way and the intersection of Newport Way and Coal Creek Parkway, see maps and text under Factoria Subarea, Property Groups Three, Four, Five, Six, Seven, pp. 29 - 48 .

S-R to S-R(7200)

The addition of the density suffix establishes a minimum lot size consistent with the single family environment. This zoning change implements Newcastle Community Plan policy N-11. Also, see the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-E to RS-15,000

This zoning change is consistent with the single family residential character and with the topography of this area. It also implements Newcastle Community Plan policy N-4. Also, see the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

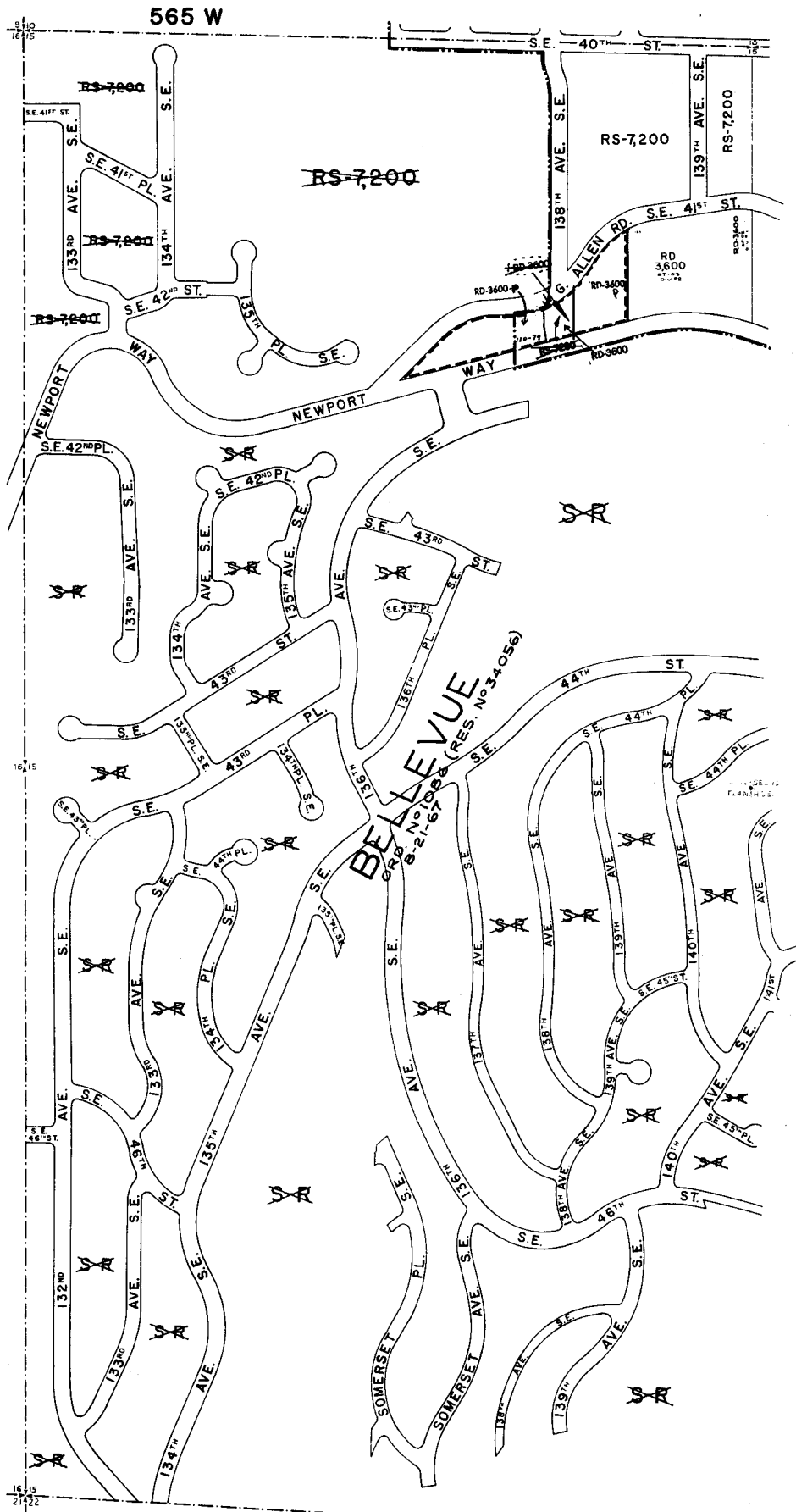


W 15-24-5  
565 W

RS-7200 (pot. RD-3600) to RD-3600

This zoning change actualizes the potential zone and allows duplex or townhouse development on the property. It is consistent with Newcastle Community Plan policy N-13:

MULTIFAMILY HOUSING SHOULD BE LOCATED IN, OR NEAR, EXISTING AREAS OF INTENSIVE RESIDENTIAL DEVELOPMENT OR WHERE THIS LEVEL OF USE IS RECOMMENDED BY THE PLAN. ADEQUATE PUBLIC SERVICES SHOULD BE AVAILABLE IN THE AREAS WHERE MULTIFAMILY HOUSING IS ENCOURAGED.

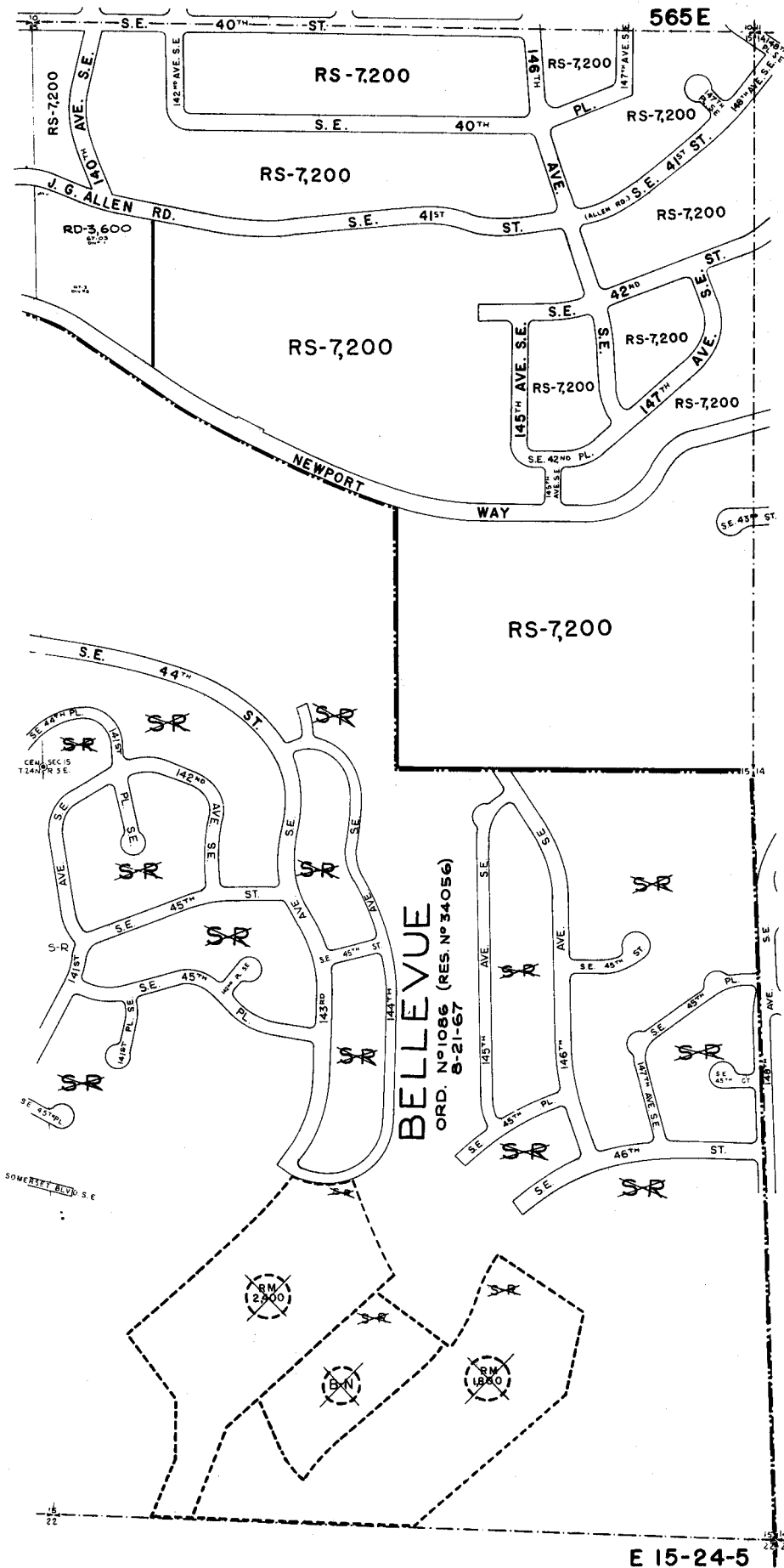


W 15-24-5



E 15-24-5  
565 E

No changes in this area.



W 14-24-5  
552 W

S-R to S-R(7200)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and with Newcastle Community Plan policy N-11. Also, see the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

**BELLEVUE**

S-R to S-R(7200)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and with Newcastle Community Plan policy N-11. Also, see the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-R to S-R(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and with Newcastle Community Plan policy N-4. Also, see the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .



RS-7200 (pot. RM-2400) to RS-7200

This zoning change removes the potential RM-2400 (Medium Density Multifamily). This change is consistent with the existing single family residential character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

RS-15,000 and S-R to RS-7200

This zoning change is consistent with the single family area to the west of the site. The site is relatively flat, with no environmentally sensitive areas and with sewers to the west across 164th Ave. SE. This change is consistent with the Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-R to RS-15,000

This zoning change is consistent with the single family residential character of the area and with the topography and level of services available. Also, see the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

S-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12-15 and Appendix C.





RS-7200 (pot. RM-2400) to RS-7200

This zoning change removes the potential RM-2400 (Medium Density Multifamily). This change is consistent with the existing single family residential character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-R to RS-15,000

This zoning change is consistent with the single family residential character of the area and with the topography and level of services available. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 10 .

RM-900 to RM-1800-P

This zoning change is consistent with King County Comprehensive Plan policies D-12, D-15 and D-18.

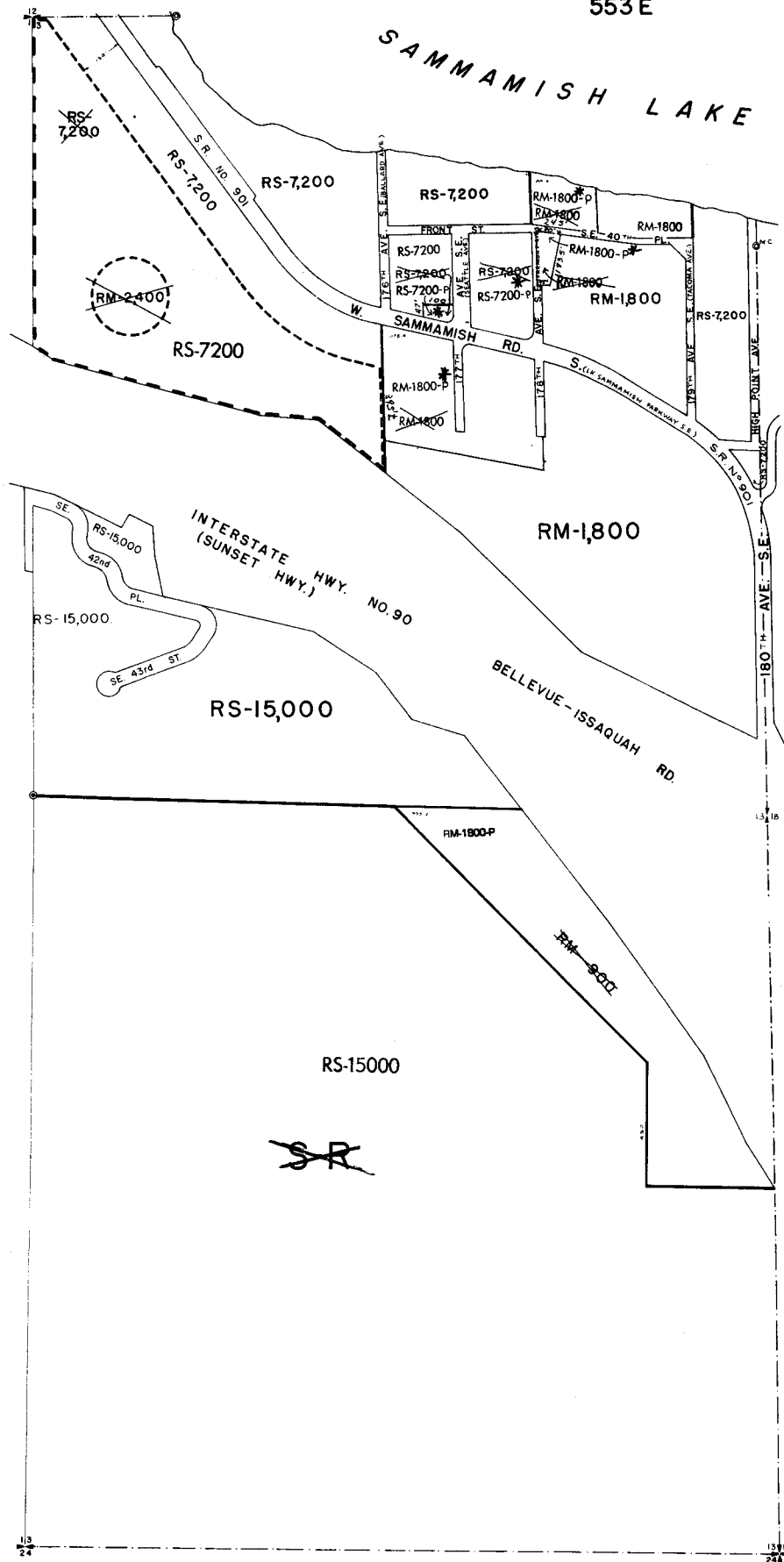
The following P-suffix site plan approval condition would apply:

The access to the property including its intersection with the County roadway (Lakemont Boulevard or Newport Way) shall be approved by the King County Department of Public Works.

RS-7200 to RS-7200-P and RM-1800 to RM-1800-P (North of Interstate Highway No. 90)

The Lake Sammamish Bible Camp Association Conference Grounds, commonly known as Sambica (King County Historic Site Survey File No. 0692) is located on this property. The Newcastle Community Plan recommends that this site be nominated to the National and/or State Historic Register. These zoning changes are consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites and the specific development conditions on pp. 53 - 55 .

SAMMAMISH LAKE



**BELLEVUE**

RM-900 and S-E to RS-15,000

This zoning change is consistent with the single family residential character of the area to the west of this property and with the topography and level of services available.

RS-7200 to RD-3600-P

This zoning change allows duplex and townhouse development, and it is consistent with Newcastle Community Plan policies N-11 and N-13. The following site plan approval conditions apply:

1. Site plan review shall be subject to a public hearing by the King County Zoning and Subdivision Examiner to allow testimony from neighborhood residents.
2. Access shall be approved by the King County Department of Public Works and the State Department of Transportation (for access along SR 901, West Lake Sammamish Parkway SE). The preferred major access shall be from tract "D" to 180th Ave. SE, subject to approval from the State Department of Transportation.
3. Parking and access shall be provided on the west (rear) side of housing units to minimize impacts on single family residential property to the east and northeast of the site.
4. Building height shall not exceed two (2) stories in height. The maximum height shall be 30 feet, including top of roof.
5. A 20-foot type II landscaped visual buffer shall be provided where the property abuts single family uses pursuant to King County Code 21.51. Existing vegetation shall be retained in this buffer area wherever possible.
6. Outdoor recreational activities, e.g., tennis courts, or swimming pools, shall be located on the westerly margin of the property.

S-E to RS-7200 (potential RM-2400)

This zoning change allows single family development at 4 to 6 homes per acre. It also allows for potential medium density residential development at 12 to 18 units per acre. This zoning change is consistent with King County Comprehensive Plan policies D-12 and D-14. The area could be considered for a rezone to RM-2400 provided that two conditions are met:

1. The steep topography and physical constraints of the site should be taken into consideration in any site plans for multifamily development. In environmentally sensitive areas, development would only occur where authorized pursuant to the Sensitive Areas Ordinance (#4365). Multifamily development may only be appropriate on the flatter portions of the site along Newport Way.
2. Access should be to Newport Way, not to Lakemont Boulevard.

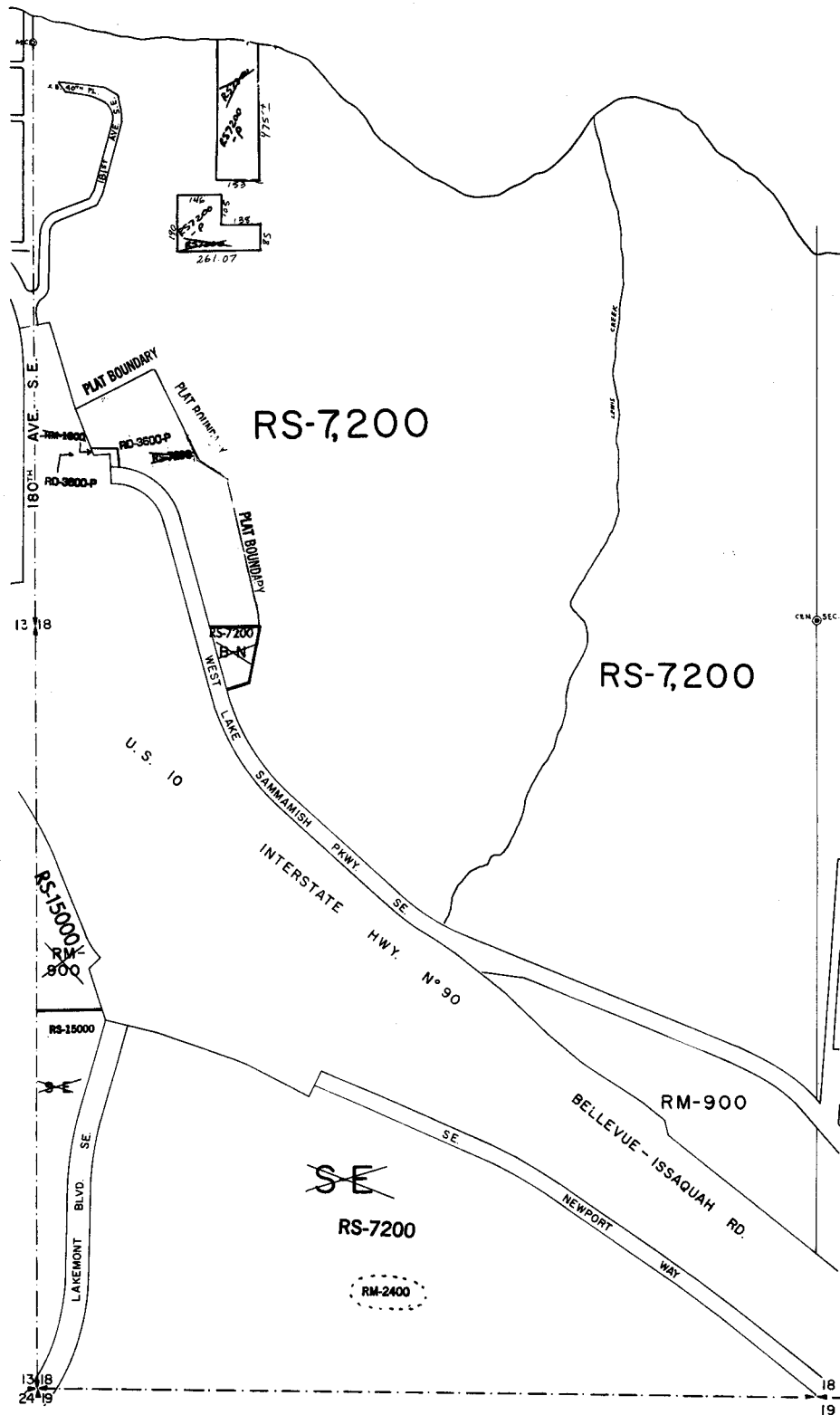
B-N to RS-7200

This zoning change is consistent with the residential character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

RS-7200 to RS-7200-P

The Reverend Lundell (Willard) House (King County Historic Site Survey File No. 0690) and Reverend Lundell (Willard) Barn (Survey File No. 0691) are located on this property. The Newcastle Community Plan recommends that these sites be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites and the specific development conditions on pp. 53 - 55 .

S A M M A M I S H L A K E



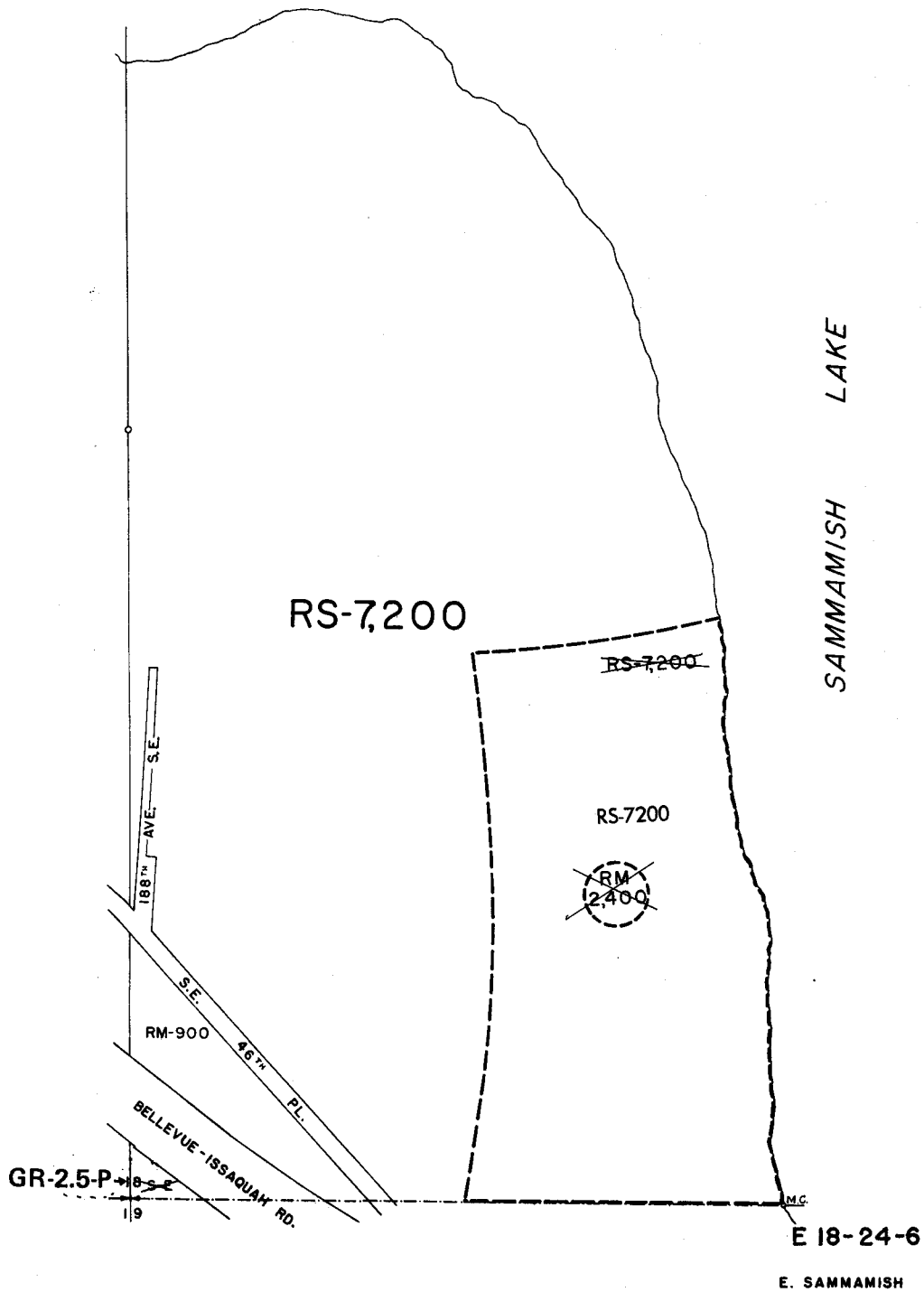
E. SAMMAMISHI

RS-7200 (potential RM-2400) to RS-7200

This zoning change removes the potential RM-2400 (Medium Density Multifamily). This change is consistent with the existing single family character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-E to GR-2.5-P

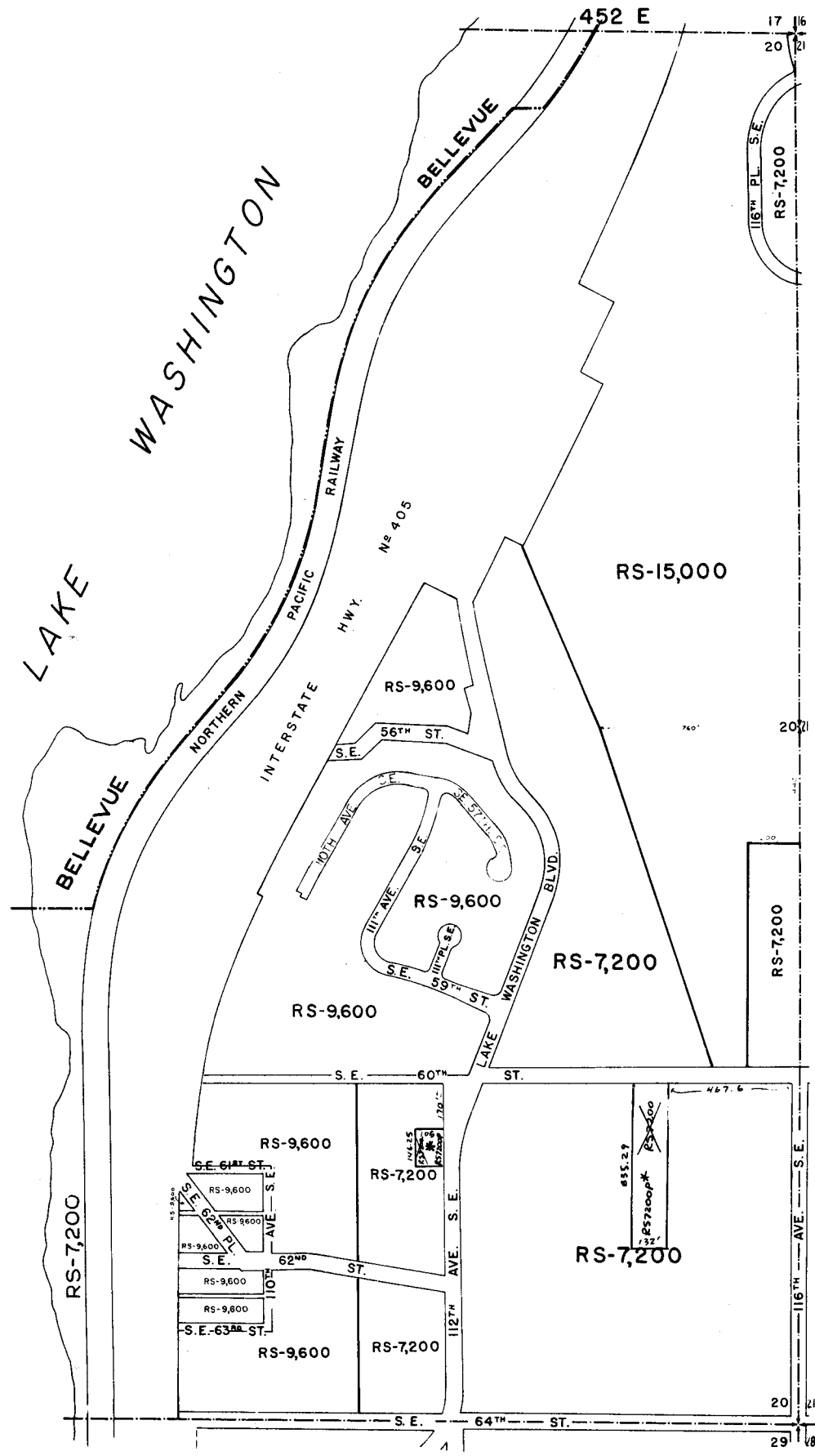
This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.



E 20-24-5  
452 E

RS-7200 to RS-7200-P

The Edward Hornberg House (King County Historic Site Survey File No. 0222) and the Carl Nelson House (Survey File No. 0220) are located on these lots. The Newcastle Community Plan recommends that these sites be nominated to the National and/or State Historic Register. These zoning changes are consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites and the specific development conditions on pp. 53 - 55 .



E 20-24-5



W 21-24-5  
454 W

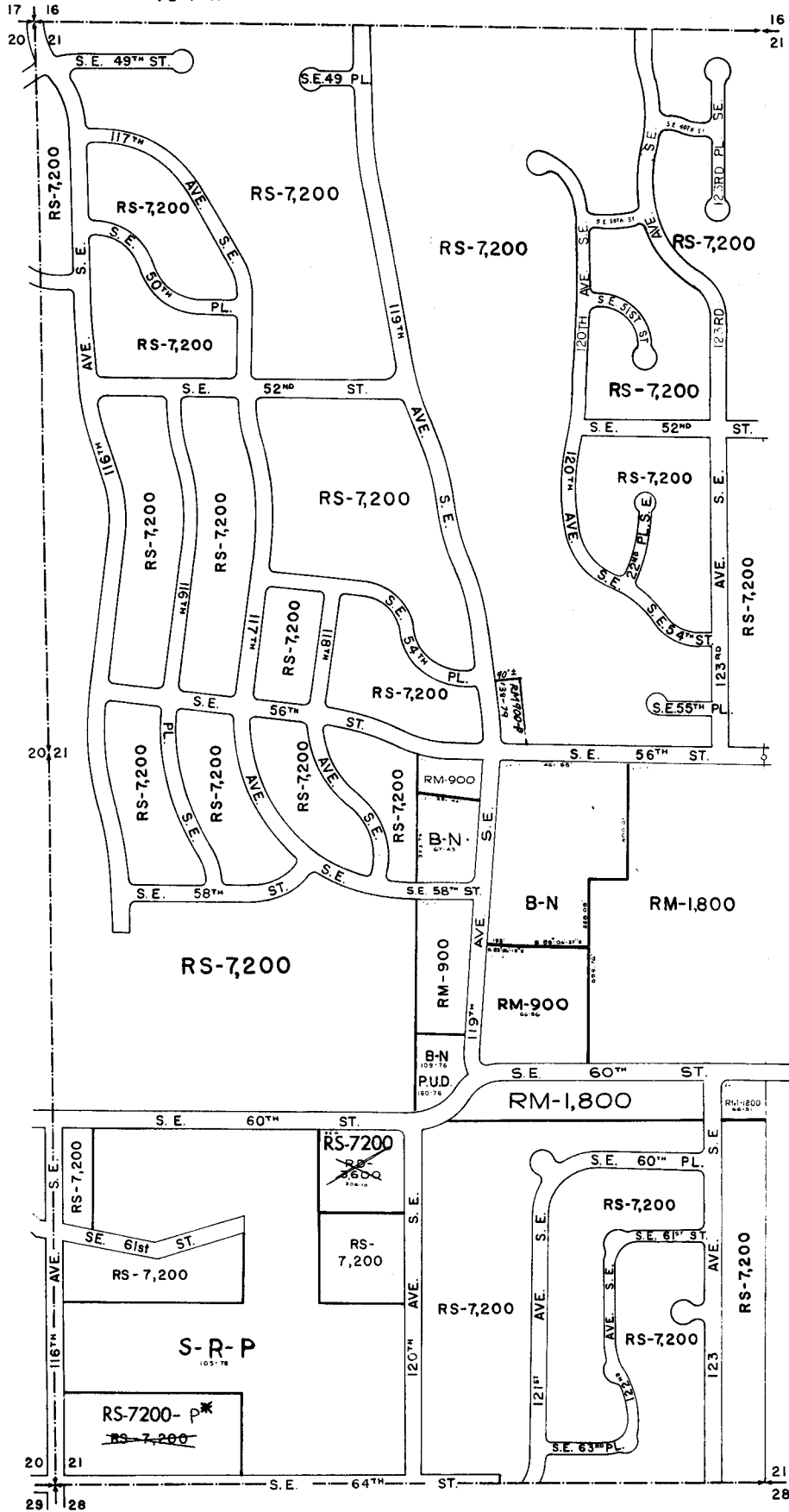
RD-3600 to RS-7200

This zoning change is consistent with the existing single family character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

RS-7200 to RS-7200-P

The Patrick Fortin House (King County Historic Survey File No. 0226) is located at this site. The Newcastle Community Plan recommends that this site be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites and the specific conditions of development on pp. 53 - 55 .

454 W



W 21-24-5

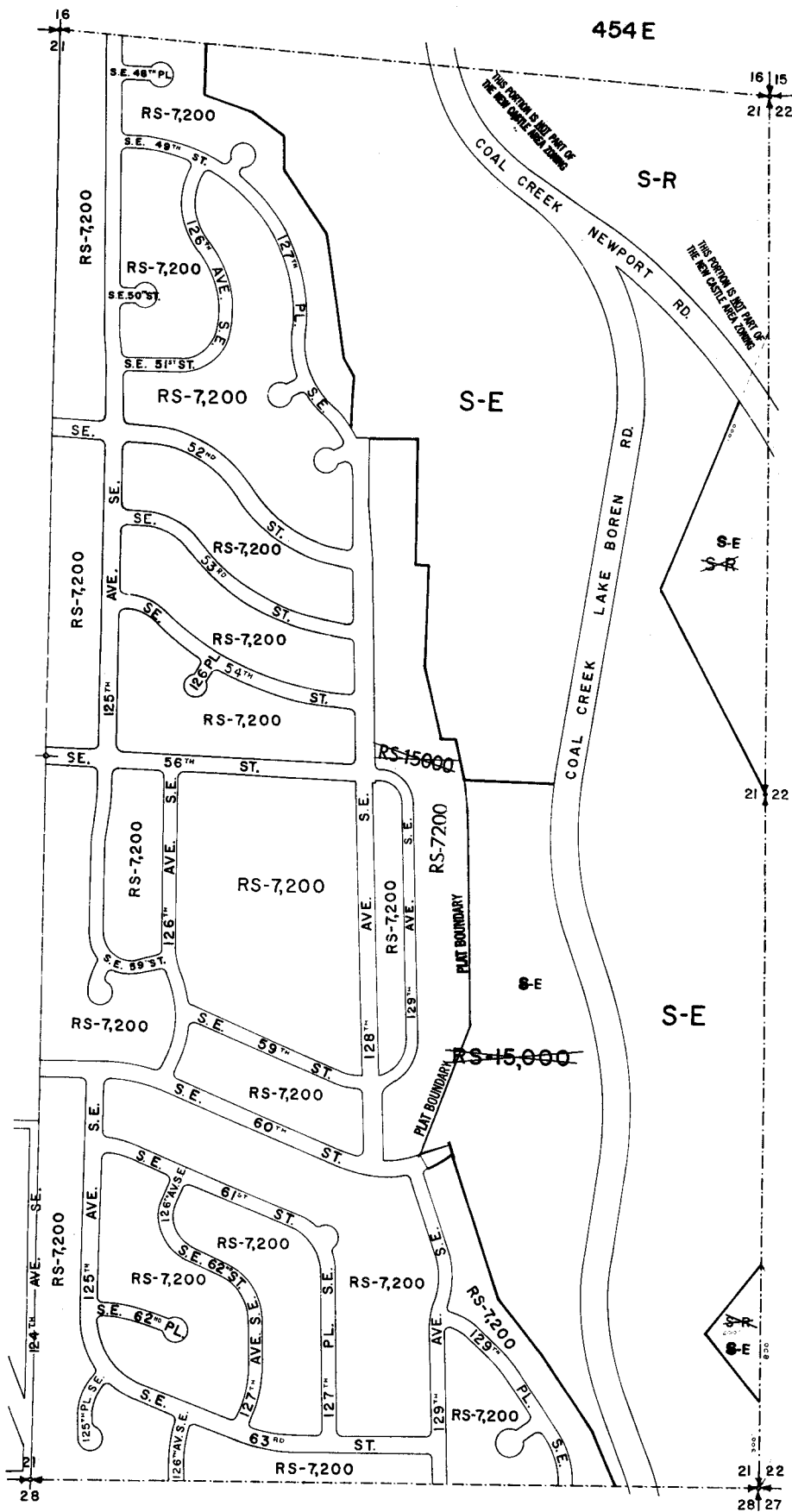
E 21-24-2  
454 E

RS-15,000 to RS-7200

This zoning change is consistent with the existing single family density and character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

RS-15,000 and S-R to S-E

This zoning change is consistent with the existing use of this property which is part of King County's Coal Creek Park.



E 22-24-5  
566 E

S-R to S-R (7200)

The addition of the density suffix establishes a 7200 square foot minimum lot size consistent with the single family environment. This zoning change is consistent with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .



S-R to S-R (7200)

The addition of the density suffix establishes a 7200 square foot minimum lot size consistent with the single family environment. This zoning change is consistent with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

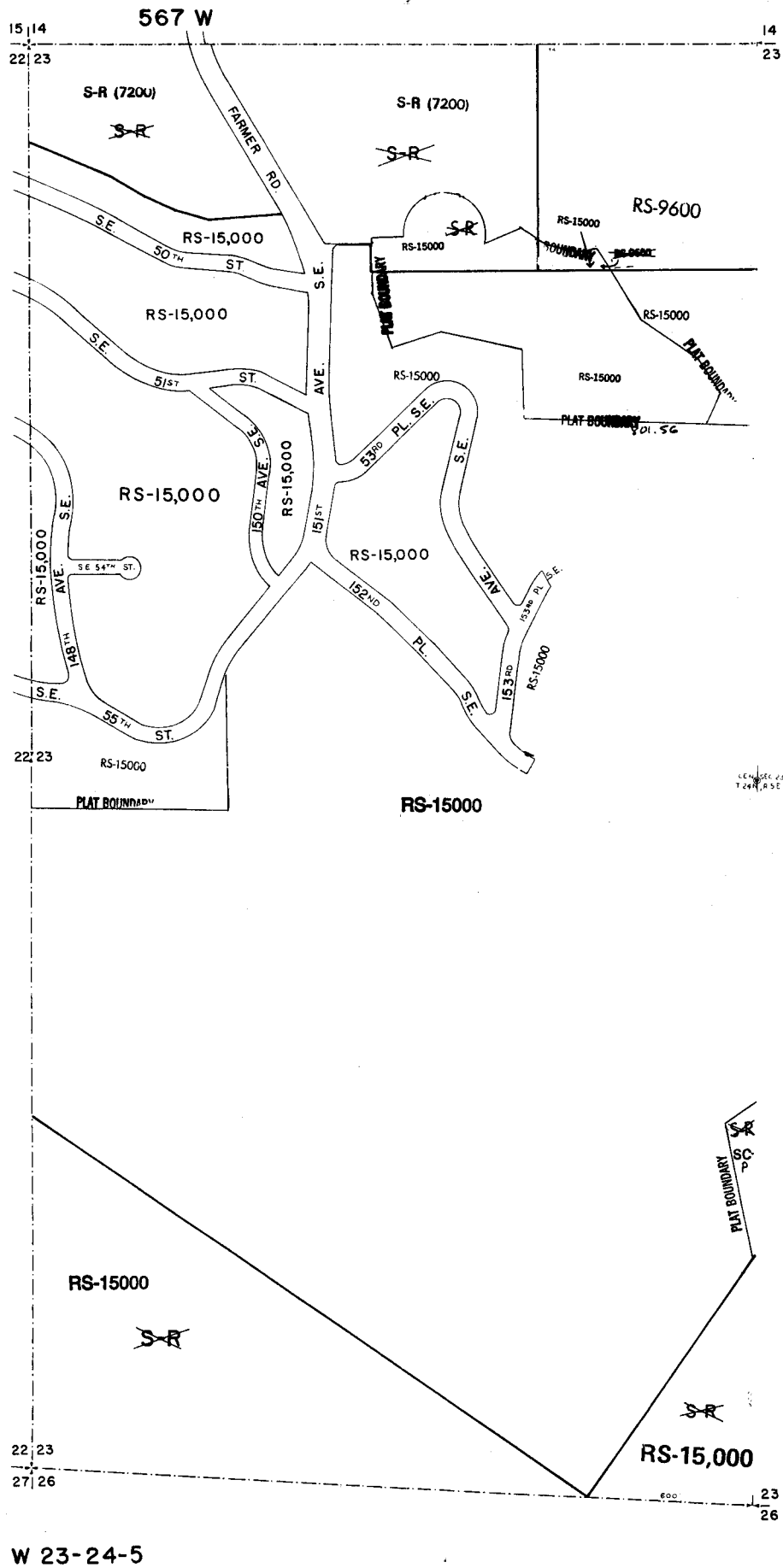
RS-15,000 and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R and RS-9600 to RS-15,000

This zoning change is consistent with the density and character of the single family residential neighborhood to the north. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .





RS-15,000, SE and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

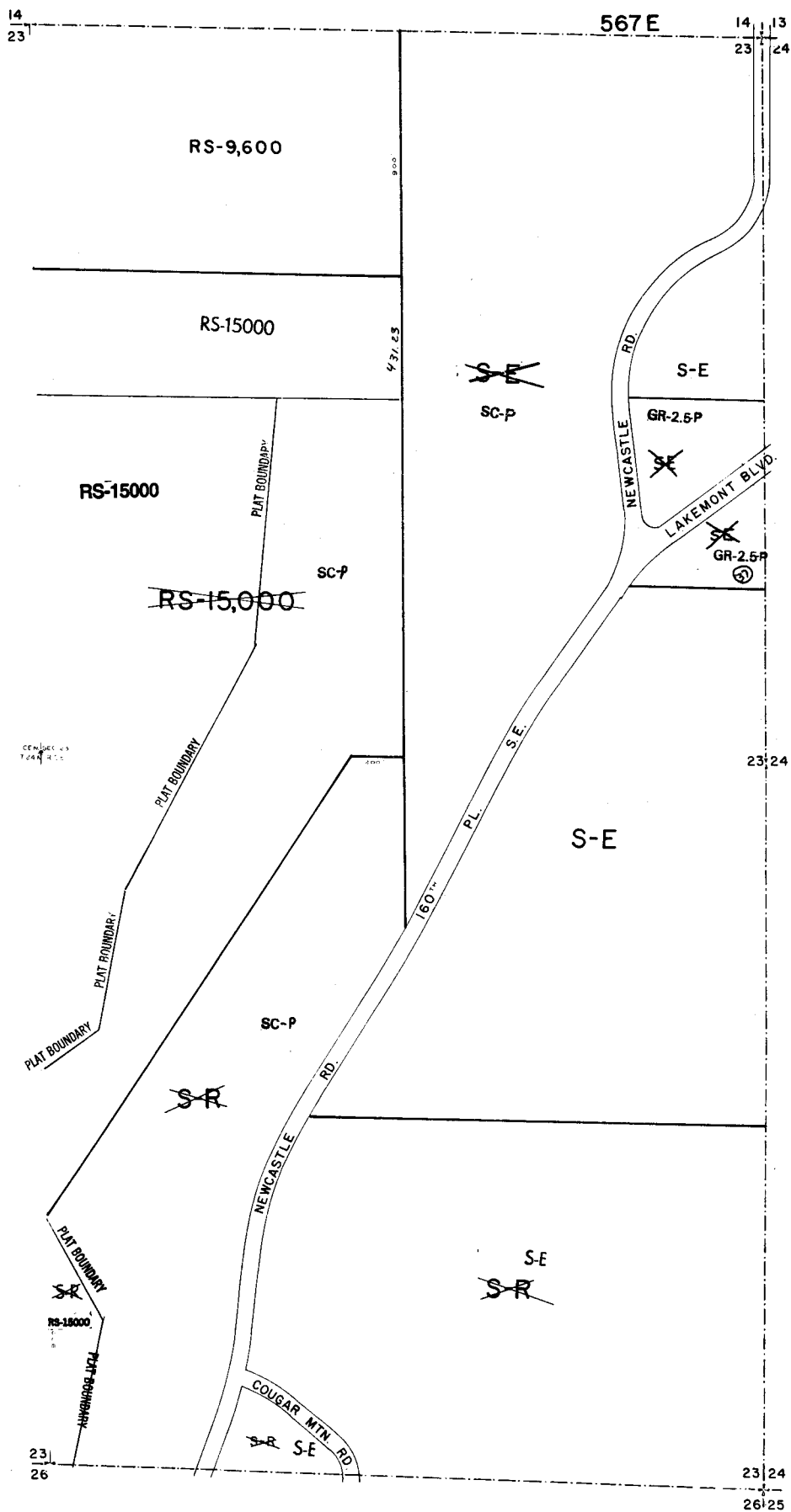
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to S-E

This zoning change establishes a minimum lot size of one house per acre consistent with the existing single family residential character of the neighborhood along SE 60th Street and the level of services available in this area.

S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.



E 23-24-5

W 24-24-5  
568 W

S-E to RS-7200

This zoning change is consistent with the single family area to the north of the site. The site is relatively flat, with no environmentally sensitive areas and with sewers to the northwest across 164th Ave. SE. This change is consistent with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

S-E to S-E-P

The Sundstrom (Leber) House (King County Historic Survey File No. 0593) is located at this site. The Newcastle Community Plan recommends that this site be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites and specific development conditions on pp. 53-55 .



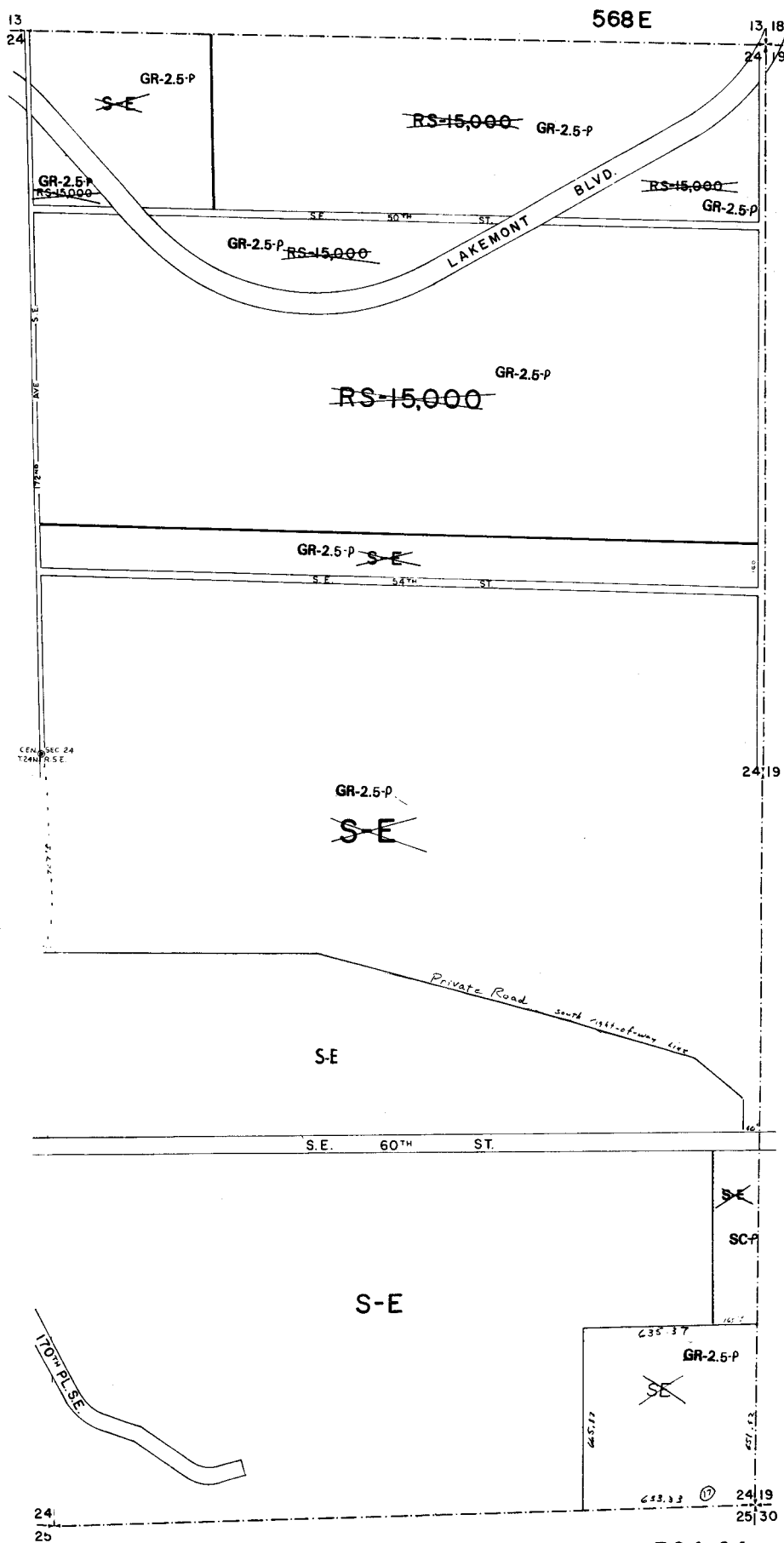
RS-15,000 and S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

S-E to SC-P

This zoning change establishes a maximum density of one acre with lot clustering. It is also consistent with the density and level of services available in the existing single family neighborhood along SE 60th Street. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .



S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

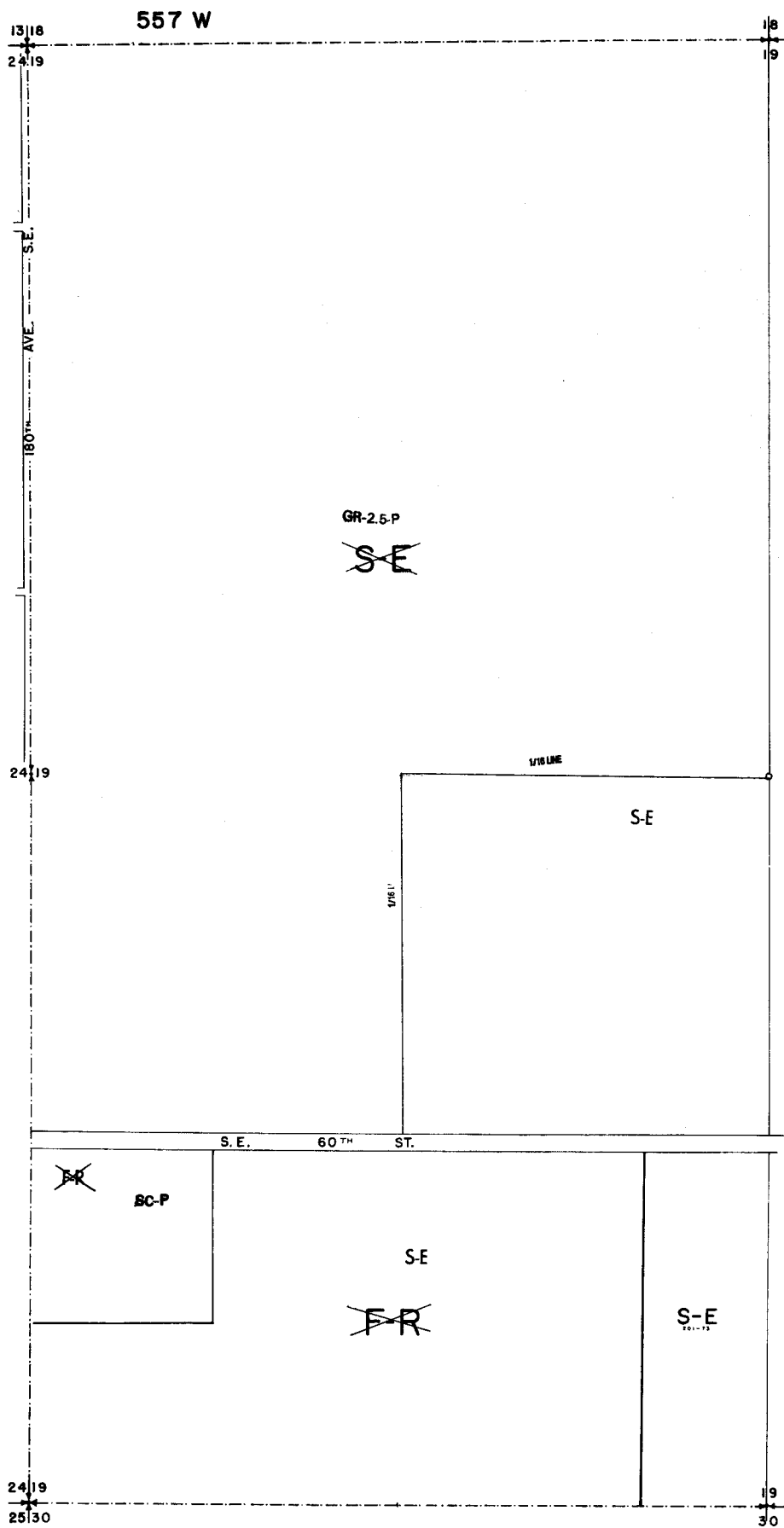
F-R to S-E

This zoning change is consistent with the density and character of the existing single family residential neighborhood along SE 60th Street and the level of services available in the area.

F-R to SC-P

This zoning change establishes a maximum density of one acre with lot clustering. It is also consistent with the density and level of services available in the existing single family neighborhood along SE 60th Street. This change is consistent with Newcastle Community Plan Policies N-9 and N-10.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .



W 19-24-6



RS-7200 (Pot. RM-2400) to RS-7200

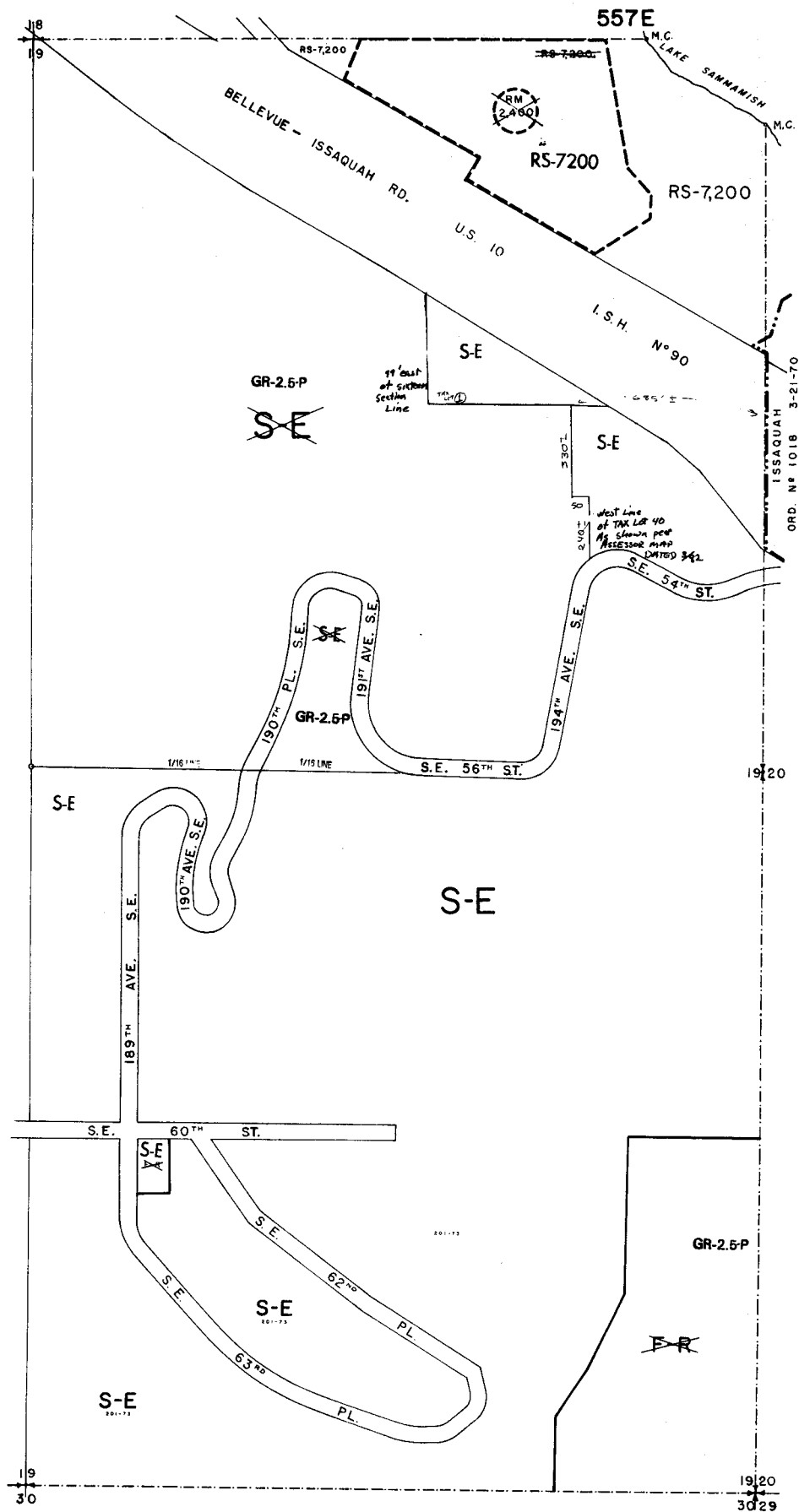
This zoning change removes the potential RM-2400 (Medium Density Multifamily). This change is consistent with the existing single family residential character of the area and with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

F-R to S-E

This zoning change is consistent with the density and character of the existing single family residential neighborhood along SE 60th Street and the level of services available in the area.

S-E and F-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12-15 and Appendix C.



E 19-24-6

E. SAMMANISH

W 20-24-6  
556 W

G to RS-15,000 (potential M-P)

This zoning change establishes a minimum lot size of 15,000 square feet and a potential for manufacturing park uses. A zone change to outright M-P would be consistent with Newcastle Plan policy N-26 and is subject to the following condition:

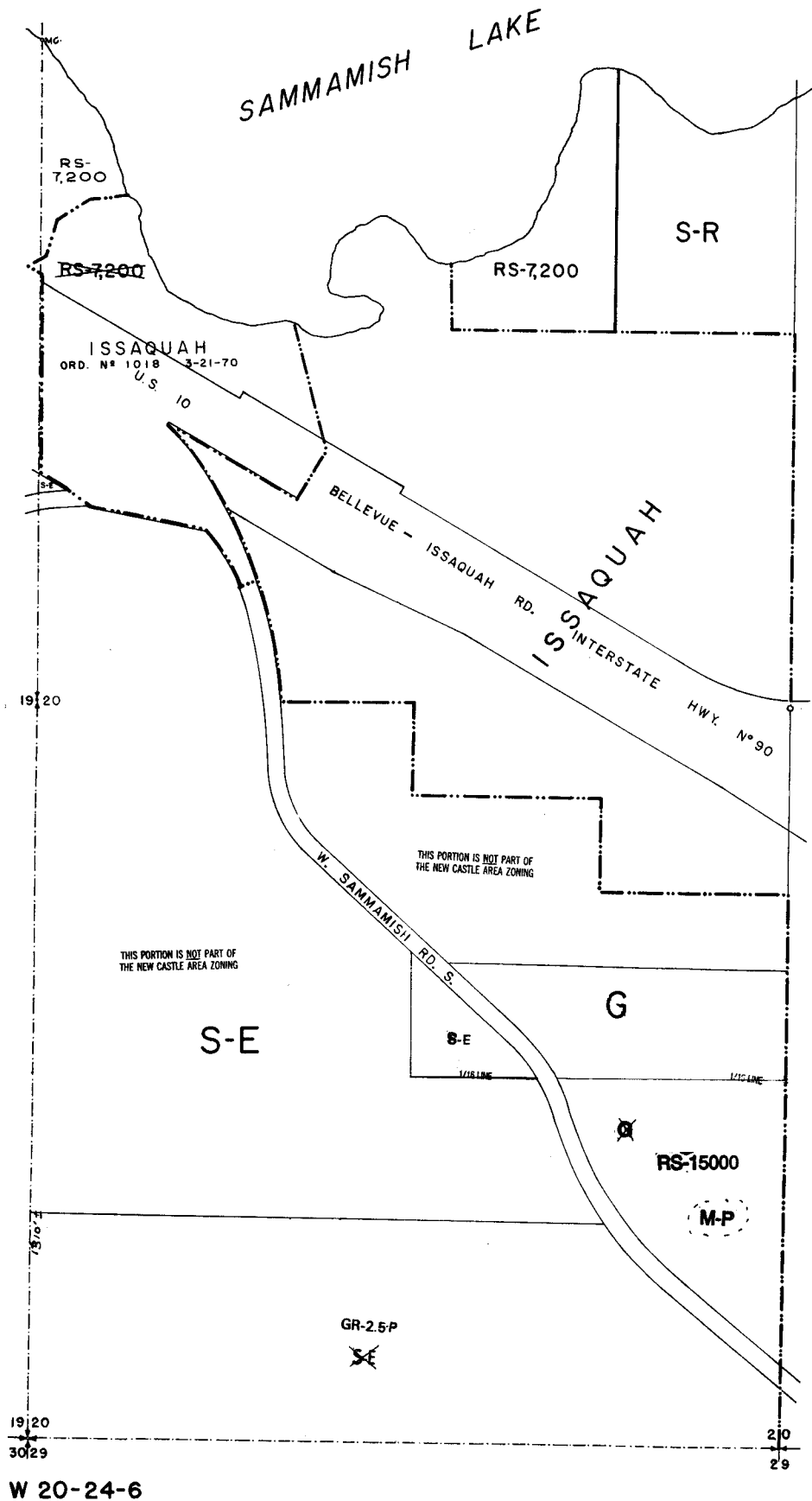
- Sewer and water service must be provided by the City of Issaquah.

This zoning change is also consistent with land to the east of the site zoned for GI (General Industrial) within the City of Issaquah.

S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

NOTE: Some property within this area was annexed to the City of Issaquah during the Newcastle planning process.



E 29-24-5  
455 E

RS-7200 to RS-7200-P

The Allen Store (King County Historic Survey File No. 0223) is located at this site. The Newcastle Community Plan recommends that this site be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites and the specific conditions of development on pp. 53-55.



W 28-24-5  
456 W

No changes in this area.





Parcel 1: SE to M-P (Manufacturing Park)

This zoning change is consistent with Newcastle Community Plan policy N-26 which recognizes the existing industrial use at the brick plant site on Coal Creek Parkway.

Parcel 2: S-R, potential RM-1800 to RM-900-P (Professional Office and Maximum Density Multifamily)

This zoning change actualizes the potential multifamily zoning at this site, although allowing a higher density and also permitting office uses. This change is consistent with Newcastle Community Plan policy N-23. See the discussion of the SE 72nd Street and Coal Creek Parkway Business Area under Northwest Subarea on p. 11. It also establishes the following site plan approval conditions:

- Construct sidewalk along Coal Creek Parkway.
- Participate in the widening of Coal Creek Parkway to 4-5 lanes per standards established by the King County Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. Transportation improvements should be made as deemed necessary by the King County Department of Public Works.

Parcel 3: B-C to B-C-P (Community Business)

This zoning change establishes the following site plan approval conditions:

- Provide a turning radius at southeast corner (per K.C. Dept of Public Works).
- Where possible, new driveway access should be aligned across from existing driveways to form four way intersections (specifically with property to the east, #4).
- Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. Transportation improvements should be made as deemed necessary by the King County Department of Public Works.
- Construct sidewalks along Coal Creek Parkway and SE 72nd St.
- Provide left and right turn channelization at intersection of SE 72nd St. and 129th Ave. SE.
- Provide a 20-foot wide Type I buffer planted on 5-foot high earth berm along the north and west property lines.

Parcel 4: B-C to B-C-P (Community Business)

This zoning change establishes the following site plan approval conditions:

- Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. Transportation improvements should be made as deemed necessary by the King County Department of Public Works.
- Provide access to Coal Creek Parkway from property #5.
- Access to the property should be restricted to Coal Creek Parkway.
- Construct sidewalks along Coal Creek Parkway and SE 72nd St.
- Align driveway access to Coal Creek Parkway with property to west, #3.
- The applicant shall obtain approval of drainage plans from the King County Department of Public Works which demonstrate that the proposed development would replicate winter storm drainage capacity for the wetland area located at this site.

Parcel 5: S-R, potential B-C to C-G-P (Commercial General)

This zoning change designates the site for commercial general uses, and it establishes the following site plan approval conditions:

- The property should access to the west from Coal Creek Parkway through property 4.
- The applicant shall obtain approval of drainage plans from the King County Department of Public Works which demonstrate that the proposed development would replicate winter storm drainage capacity for the wetland located at this site.

Parcel 6: C-G-P (Commercial General) to C-G-P

In addition to the conditions established by Ordinance #4704, File 161-79, the following conditions should apply:

- Widen the north half of SE 72nd St. to secondary arterial standards.
- Construct sidewalk along SE 72nd St.
- The applicant shall obtain approval of drainage plans from the King County Department of Public Works which demonstrate that the proposed development would replicate winter storm drainage capacity for the wetland area located at this site.

Parcels 7, 8, and 9: RS- 7200, potential RM-900 and RM-900 to RM-900-P (Professional Office and Maximum Density Multifamily)

This zoning change actualizes potential RM-900 zoning, designating this area for office uses and establishing the following site plan approval conditions:

- Driveway access should be shared to minimize new access points to 128th Pl. SE. (#7 & 8 share access, #8 & 9 share access, and #9 has access on 129th Ave. SE also)
- Construct sidewalk along 128th Pl. SE
- Provide a 20-foot wide Type II buffer planted on a 5-foot high berm, along the west property lines, and the south property line for parcel #9.

Parcel 10: RM 900 to BC-P (Community Business)

This zoning change designates the site for community business use, and it is consistent with Newcastle Community Plan Policy N-23. See the discussion of the SE 72nd Street and Coal Creek Parkway Business Area on p. 11. This change also establishes the following site plan approval conditions:

- Share driveway access with parcel #11
- Construct sidewalk along SE 72nd St.

Parcel 11: B-C to B-C-P (Community Business)

This zoning change establishes the following site plan approval conditions:

- Share driveway access with parcel #10.
- Construct sidewalks along SE 72nd St. and Coal Creek Parkway.
- Provide a 20-foot Type I buffer on the south property line where the property abuts a single family residential zone, planted on a 5-foot high earth berm.
- Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. Transportation improvements should be made as deemed necessary by the King County Department of Public Works.

Parcel 12: B-C to B-C-P (Community Business)

This zoning change establishes the following site plan approval conditions:

- Provide a turning radius at northwest corner (per King County Department of Public Works)

- Construct sidewalks along SE 72nd Street and Coal Creek Parkway.
- Participate in the funding of a signal, intersection widening, widening of Coal Creek Parkway, widening of SE 72nd St., and addition of turn lanes as deemed necessary by the Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. Transportation improvements should be made as deemed necessary by the King County Department of Public Works.

Parcel 13: RM-1800 (High Density Multifamily)

No zoning changes.

Parcels 14 and 15: BC and RS-7200 to RM-1800-P (High Density Multifamily)

This zoning change designates these lots for high density multifamily use, consistent with Newcastle Community Plan policy N-13. It establishes the following site plan approval conditions:

- Construct sidewalks along Coal Creek Parkway.
- Participate in the widening of Coal Creek Parkway to 4-5 lanes per standards established by the King County Department of Public Works. Participation to be based on a percentage of anticipated vehicle trips generated by the proposed development in relation to total traffic at the site of the improvement and to be done at such time as traffic conditions warrant improvements. Transportation improvements should be made as deemed necessary by the King County Department of Public Works.

Parcel 16: RS-7200 to RD-3600-P (Duplex)

This zoning change designates this area for duplex use, consistent with Newcastle Community Plan policy N-13. This would also provide a transition between high density multifamily uses (RM-1800-P zoning) to the north and single family areas (RS-7200 zoning) to the south.

It also establishes the following P-suffix conditions:

- Construct sidewalks along Coal Creek Parkway.

Parcels 17: RS-7200 to RS-7200-P (Single Family)

This zoning change establishes a P-suffix condition which requires a minimum setback of 20 feet from the ordinary high water mark of Lake Boren, consistent with Newcastle Community Plan policy N-43. See the discussion of the P-suffix requiring a 20-foot setback from Lake Boren on p. 57 .

Parcel 18: RS-7200 to RS-7200-P (Single Family)

The Odd Fellows Cemetery (King County Historic Survey File No. 0012) is located within this area. The P-suffix applies to both the cemetery site and the property immediately surrounding the historic site. The Newcastle Community Plan recommends that the Odd Fellows Cemetery be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30, N-31 and N-33. See the explanation of the P-suffix for historic sites on pp. 53-55. In addition, the following P-suffix condition shall apply:

- When properties adjacent to the Odd Fellows Cemetery are developed, a fenced vegetative buffer strip along the site should be preserved as permanent open space and dedicated to King County or another appropriate community or public body.



W 27-24-5  
459 W

Parcel 1: M-P, potential C-G to M-P-P (Manufacturing Park)

This zoning change removes the potential C-G (Commercial, General) designation adjacent to the brick plant north of SE 72nd Street. This property has been zoned M-P (Manufacturing Park), and the Plan encourages the continued operation of the brick plant.

This zoning change is consistent with Newcastle Community Plan policy N-26:

CONVENTIONAL INDUSTRIAL DEVELOPMENT IS ENCOURAGED WITHIN THE ACTIVITY CENTERS LOCATED ADJACENT TO THE NEWCASTLE PLANNING AREA. WITHIN THE PLANNING AREA, CONVENTIONAL INDUSTRIAL USE SHOULD BE ENCOURAGED TO CONTINUE AT THE BRICK PLANT SITE ON COAL CREEK PARKWAY.

This zoning change also establishes the following P-suffix (site plan approval) conditions:

- Widen the north half of SE 72nd St. to secondary arterial standards.
- Construct sidewalks along SE 72nd St.
- The applicant shall obtain approval of drainage plans from the King County Department of Public Works which demonstrate that the proposed development would replicate winter storm drainage capacity for the wetland located at this site.

Parcel 2: RM-1800 to RM-1800-P (High Density Multifamily)

This zoning change establishes the following site plan approval conditions:

- Provide a turning radius at southeast corner (per K.C. Dept. of Public Works).
- Widen the north half of SE 72nd St. to secondary arterial standards.
- Construct sidewalk along SE 72nd St.

Parcel 3: S-R, potential B-C to RM-1800-P (High Density Multifamily)

This zoning change designates this area for high density multifamily development at 18 to 24 units per acre. It also establishes the following site plan approval conditions:

- Widen the south half of SE 72nd St. to secondary arterial standards.
- Construct sidewalk along SE 72nd St.

Parcel 4: S-R, Potential RM-1800 to RM-1800-P (High Density Multifamily)

This zoning change actualizes the potential multifamily zoning, 18 to 24 units per acre, at this site. It also establishes the following site plan approval conditions:

- Widen the south half of SE 72nd St. to secondary arterial standards.
- Construct sidewalks along SE 72nd St. and Coal Creek Parkway.
- Restrict access to/from SE 72nd St.
- If access is provided onto 133rd Ave. St, the road should be improved to King County standards.

Parcel 5: RS-7200 to RS-7200-P (Single Family)

This zoning change establishes the following P-suffix condition:

- It establishes a minimum setback of 20 feet from the ordinary high water mark of Lake Boren.

This implements Newcastle Community Plan policy N-43:

NEW DEVELOPMENT ON LAKES BOREN AND KATHLEEN SHOULD MAINTAIN A 20 FOOT SETBACK FROM THE ORDINARY HIGH WATER MARK.

Lake Boren is not under the jurisdiction of King County's Shoreline Management Master Program because it is just under the 20 acre minimum size. This policy recommends extending the 20 foot setback from the ordinary highwater mark which is required for residential development along Lake Kathleen under the King County Shoreline Master Program, to Lake Boren as well. This P-suffix is applied to all property along Lake Boren.

Parcels 6 and 7: RS-15,000, potential RM-1800 to RS-15,000 (Single Family)

This zoning change removes the potential RM-1800 (High Density Multifamily). This zoning change is consistent with the single family residential character of the area.

Parcels 8: RS-15,000, potential RM-1800 and RS-15,000 to GR-2.5 P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12-15 and Appendix C.

Parcel 9: RS-15,000 to GR-2.5-P

See the discussion of GR-2.5 under Parcels 8 above. The Baima House (King County Historic Survey File No. 0019) is located at this site.



This site is listed on the National and State Registers of Historic Places. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites on pp. 53-55 .

Parcel 10: Q-M to RS-7200-P (Single Family)

This zoning change designates this area for single family development at 4 to 6 homes per acre. This change is consistent with the existing single family character of the area and with Newcastle Community Plan policy N-11.

The following site plan approval conditions would apply:

- A study is required to determine if coal mine hazards are present on the site. Preliminary Department of Natural Resources maps indicate a potential for coal mining hazards.
- The developer would be required to provide for the southeasterly extension of SE 72nd Street to tie into the Olympic Ridge and Rainier Crest subdivisions.

Parcel 11: S-R to RS-7200-P (Single Family)

This zoning change designates this area for single family development at 4 to 6 homes per acre. This change is consistent with the existing single family character of the area and with Newcastle Community Plan policy N-11.

The following site plan approval condition would apply:

- Site plan review for access conditions would be required.

Parcels 12 and 14: S-R to RS-15,000 (Single Family)

This zoning change is consistent with the single family residential character of the area. Also, see the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

Parcel 13: S-R to RS-15,000-P (Single Family)

This zoning change is consistent with the single family residential character of the area. (See discussion above under Parcels 12 and 15.)

The following site plan approval condition applies:

- Dedicate additional road right-of-way along Coal Creek Parkway consistent with King County road standards.

22  
27

S-E

M-P

**RS-7200 P**~~Q-M~~

GR-2.5-P

~~RS-1500~~

GR-2.5-P

~~RS-15.000~~

RS-15,000

**RS-15000**

RS-15000-P

RS-15000-P

RS-15000

RS-15000

W 27-24-5

RENTON

S-R to RS-15,000

This zoning change is consistent with the density and character of the single family residential neighborhood to the north and with the level of services available in the area.

S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

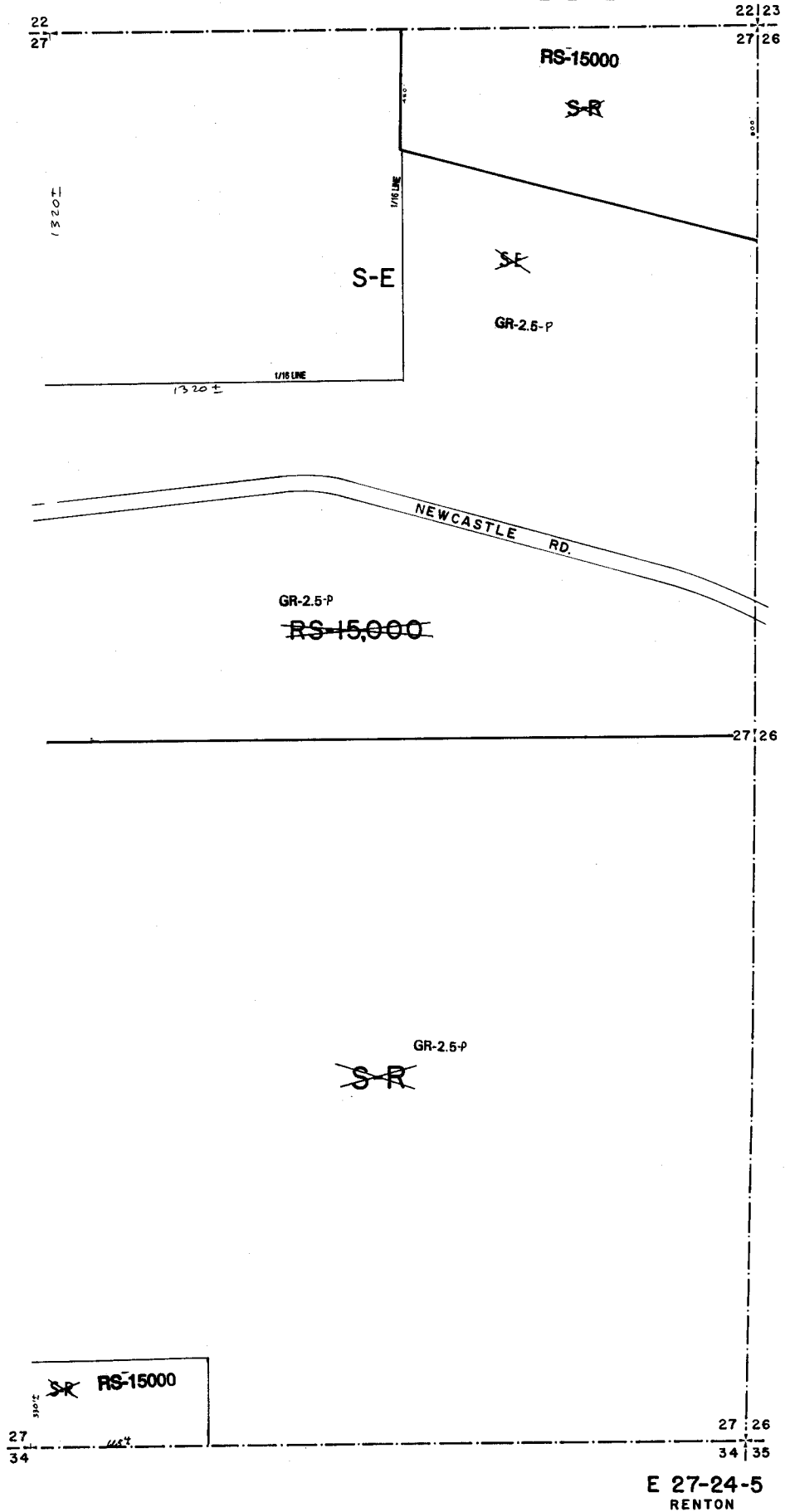
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

RS-15,000 and S-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

459E

E 27-24-5



W 26-24-5  
461 W

S-R and Q-M to RS-15,000

This zoning change is consistent with the density and character of the single family residential neighborhood to the north. Also, see the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

S-E to SC-P

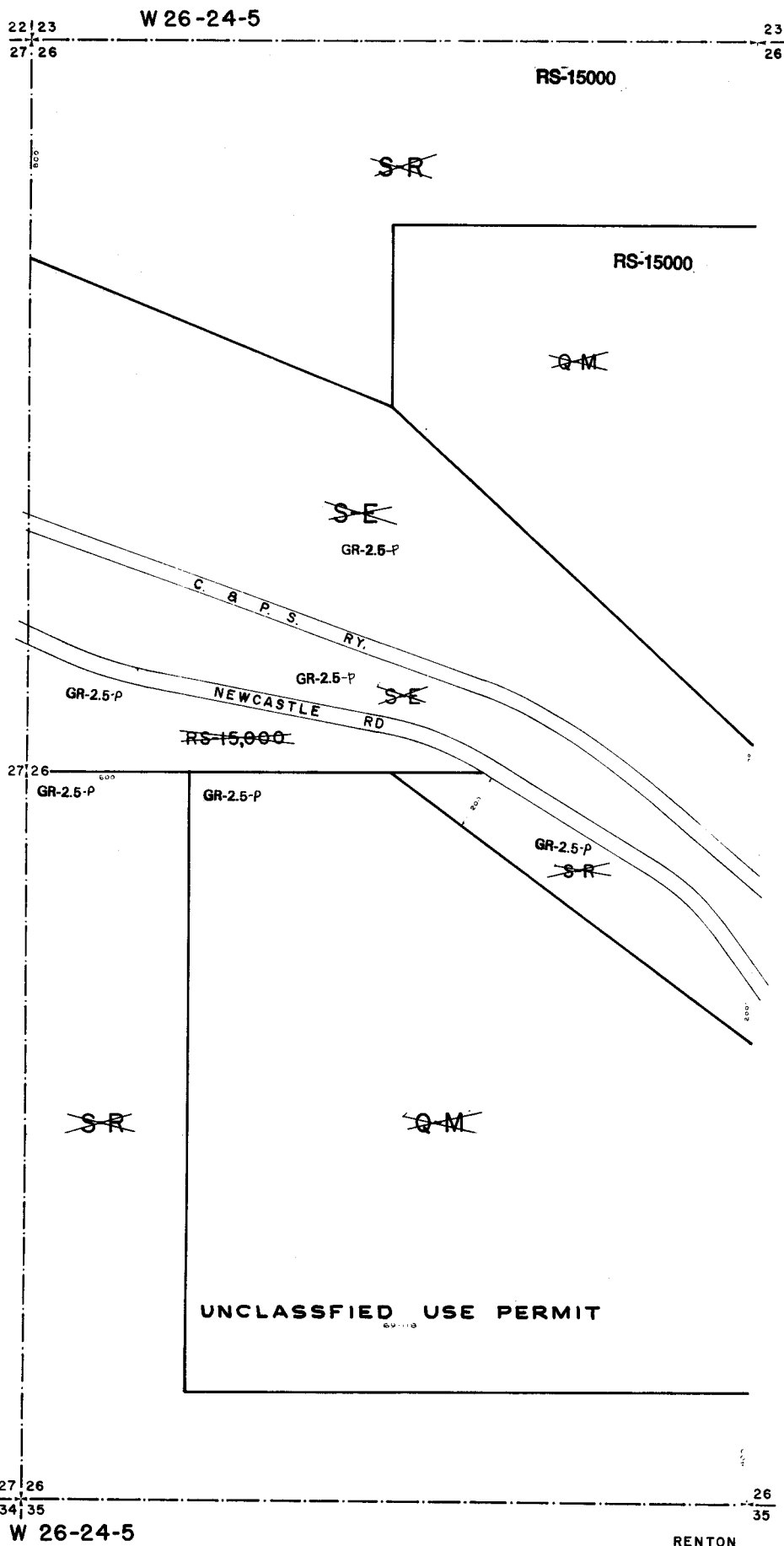
This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R, RS-15,000 and Q-M to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

461 W



S-R and Q-M to RS-15,000

This zoning change is consistent with the density and character of the single family residential neighborhood to the north. Also, see the discussion of Single Family Development at Two to Three Homes Per Acre under Northwest Subarea on p. 9 .

S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-E, S-R and Q-M to GR-2.5-P

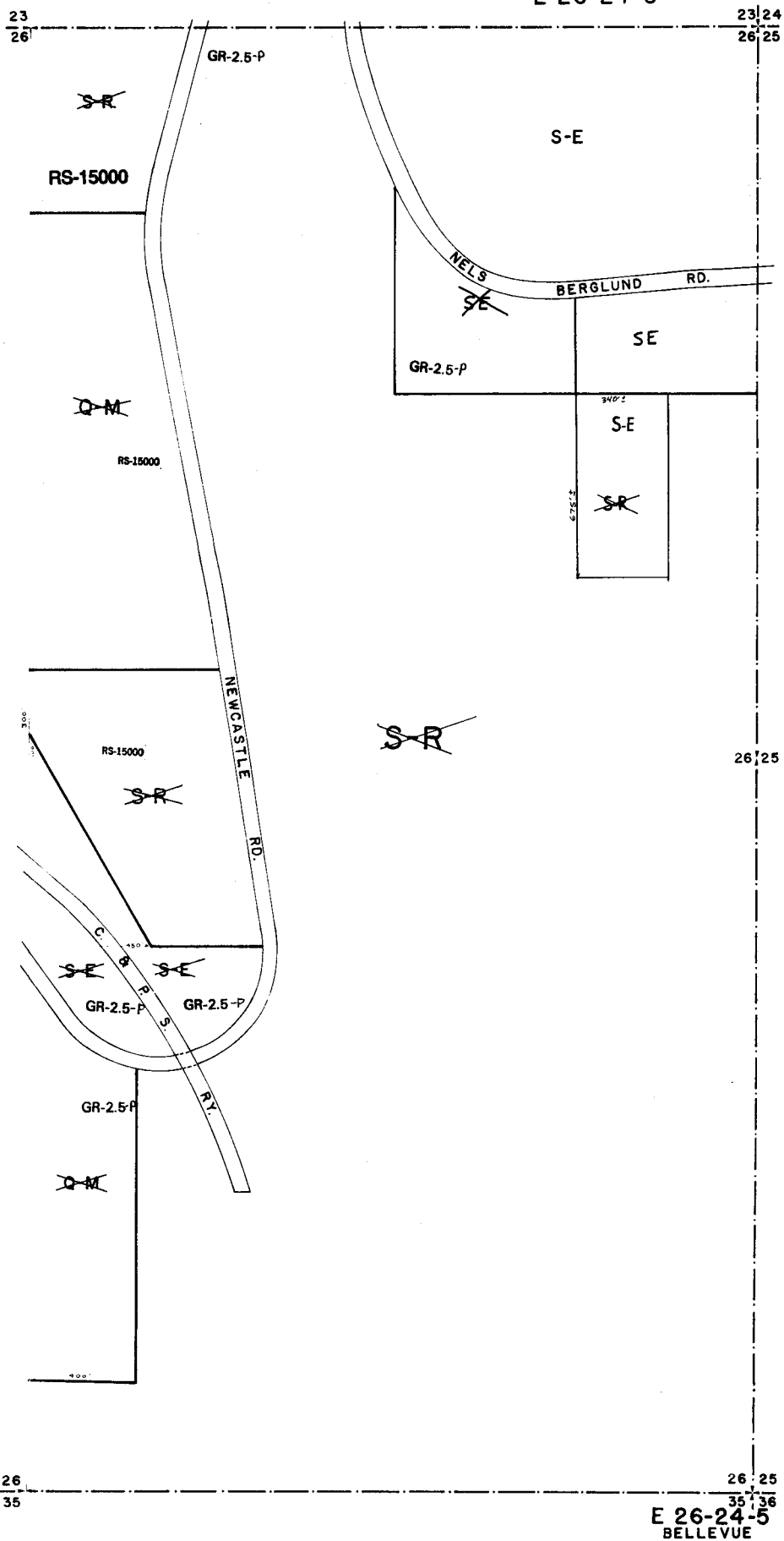
This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

S-R to S-E

This zoning change establishes a minimum lot size of one house per acre consistent with the existing single family residential character of the neighborhood along SE 60th St.

461 E

E 26-24-5





W 25-24-5  
463 W

S-R to S-E

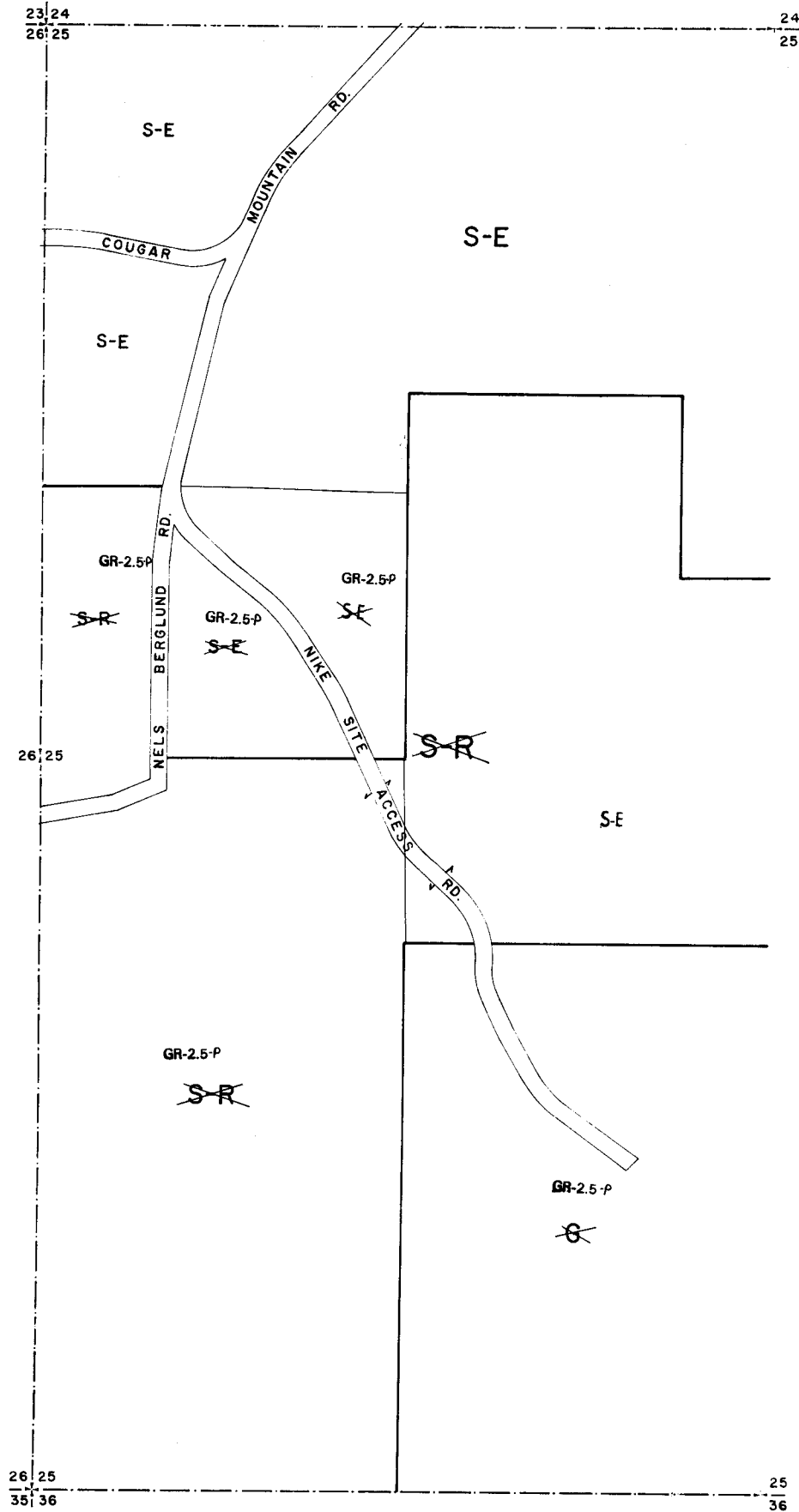
This zoning change establishes a minimum of lot size of one house per acre consistent with the single family residential character of the neighborhood to the north.

S-R, S-E and G to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

W 25-24-5

462. W



E 25-24-5  
462 E

S-E and G to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

E 25-24-5

4678

S-E

GR-2.5-P

~~C~~

GR-2.5-P

GR-2.5-P

24 19  
25 30  
25 36  
36 31

E 25-24-5  
BELLEVUE

E 25-24-5  
BELLEVUE

W 30-24-6  
463 W

F-R to S-E

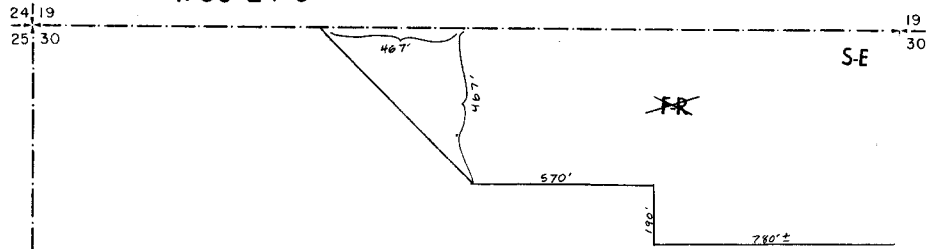
This zoning change establishes a minimum lot size of one house per acre consistent with the single family residential character of the neighborhood to the north.

F-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12-15 and Appendix C.

467

W 30-24-6



GR-2.5-P

~~FR~~

25 30

25 30  
36 31

30  
31

W 30-24-6

F-R to S-E

This zoning change establishes a minimum lot size of one house per acre consistent with the single family residential character of the neighborhood to the north.

F-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12-15 and Appendix C.

463

E 30-24-6

19

19 20

30

30 29

~~EX~~

S-E

653 53' ±

GR-2.5-P

~~EX~~

30 29

30

30 29

31

31 32

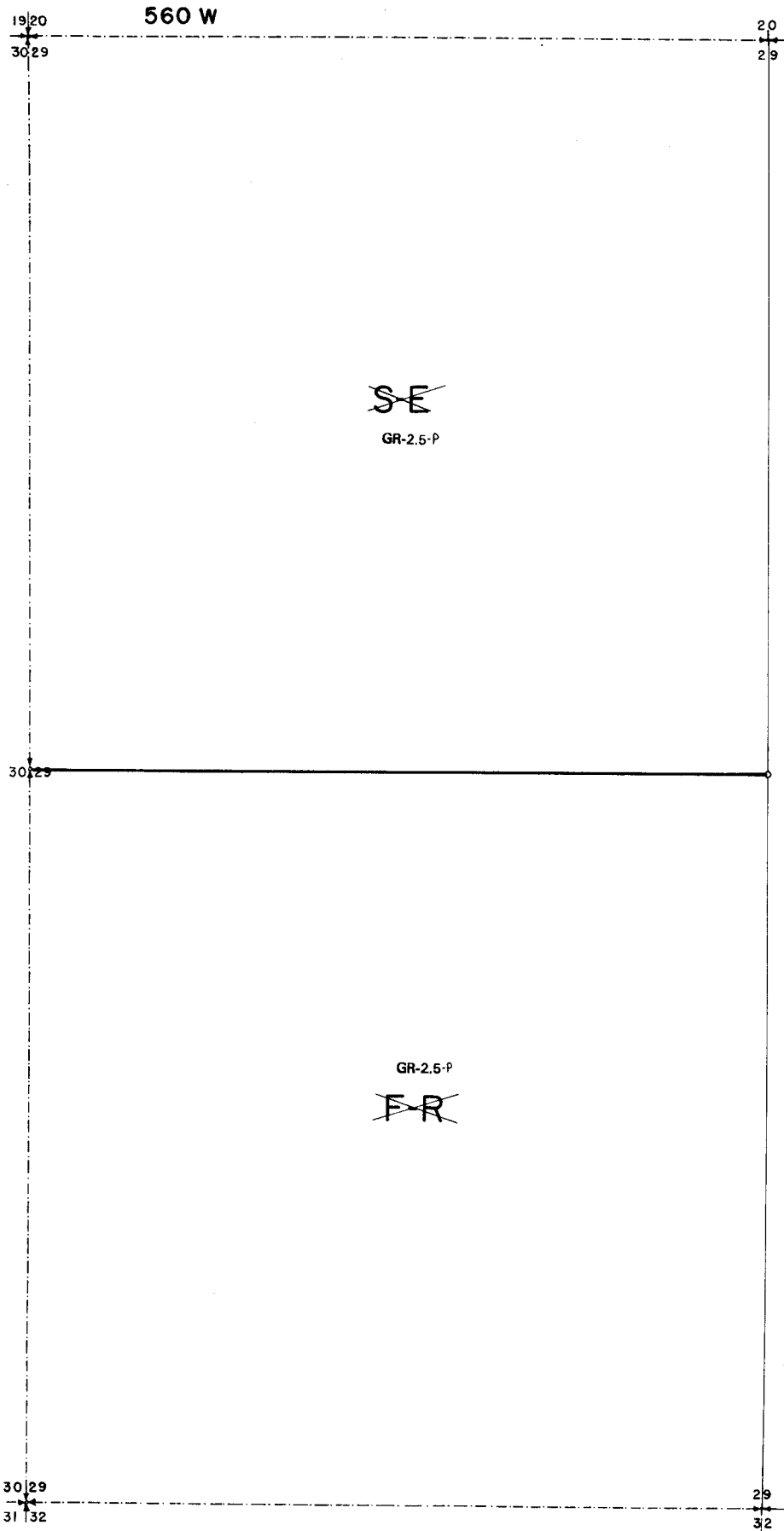
E 30-24-6



W 29-24-6  
560 W

S-E and F-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

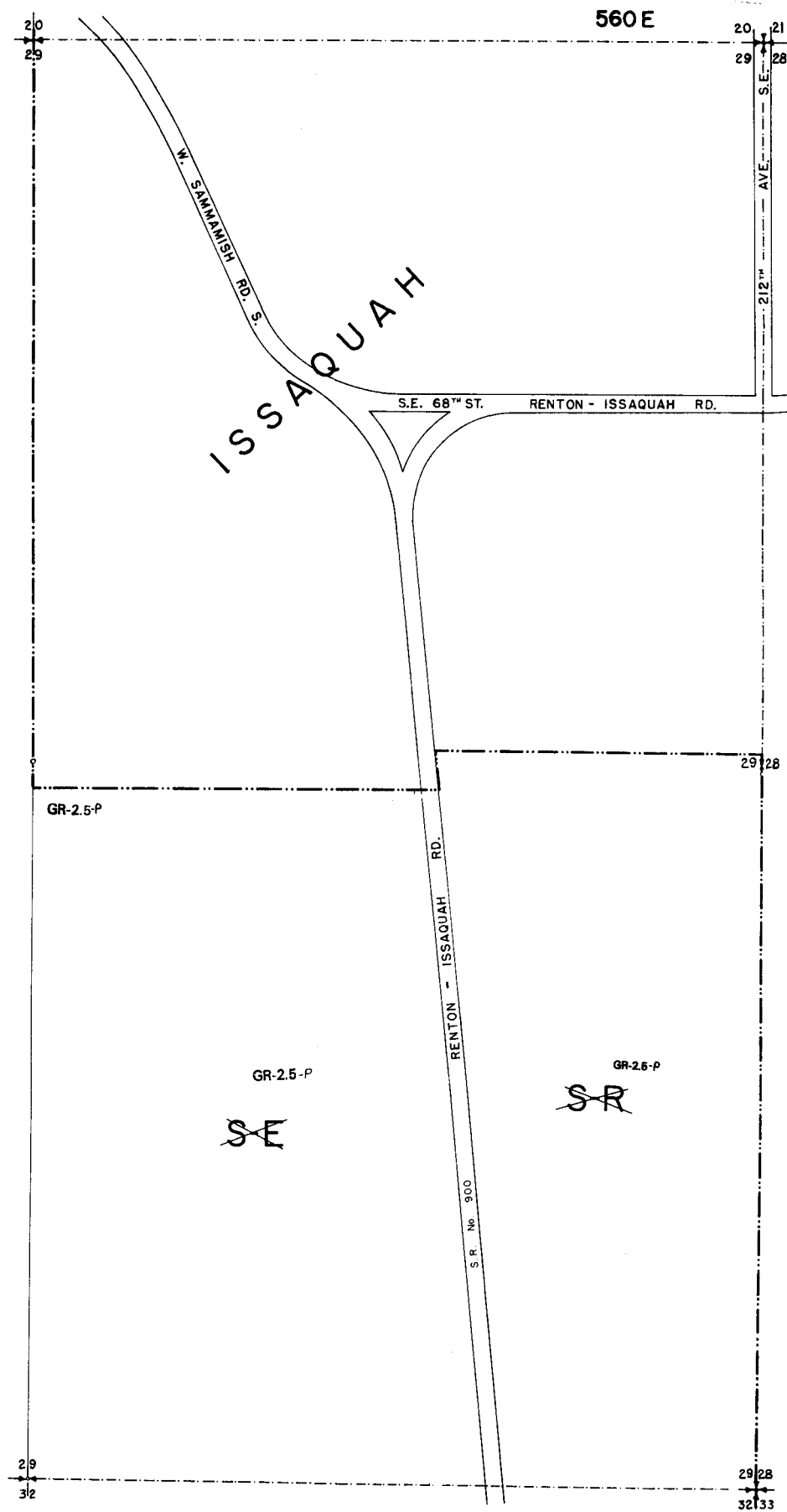


W 29-24-6

E 29-24-6  
560 E

S-E and S-R to GR-2.5-P

This zoning change is consistent with Newcastle Communtiy Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.



E 29-24-6

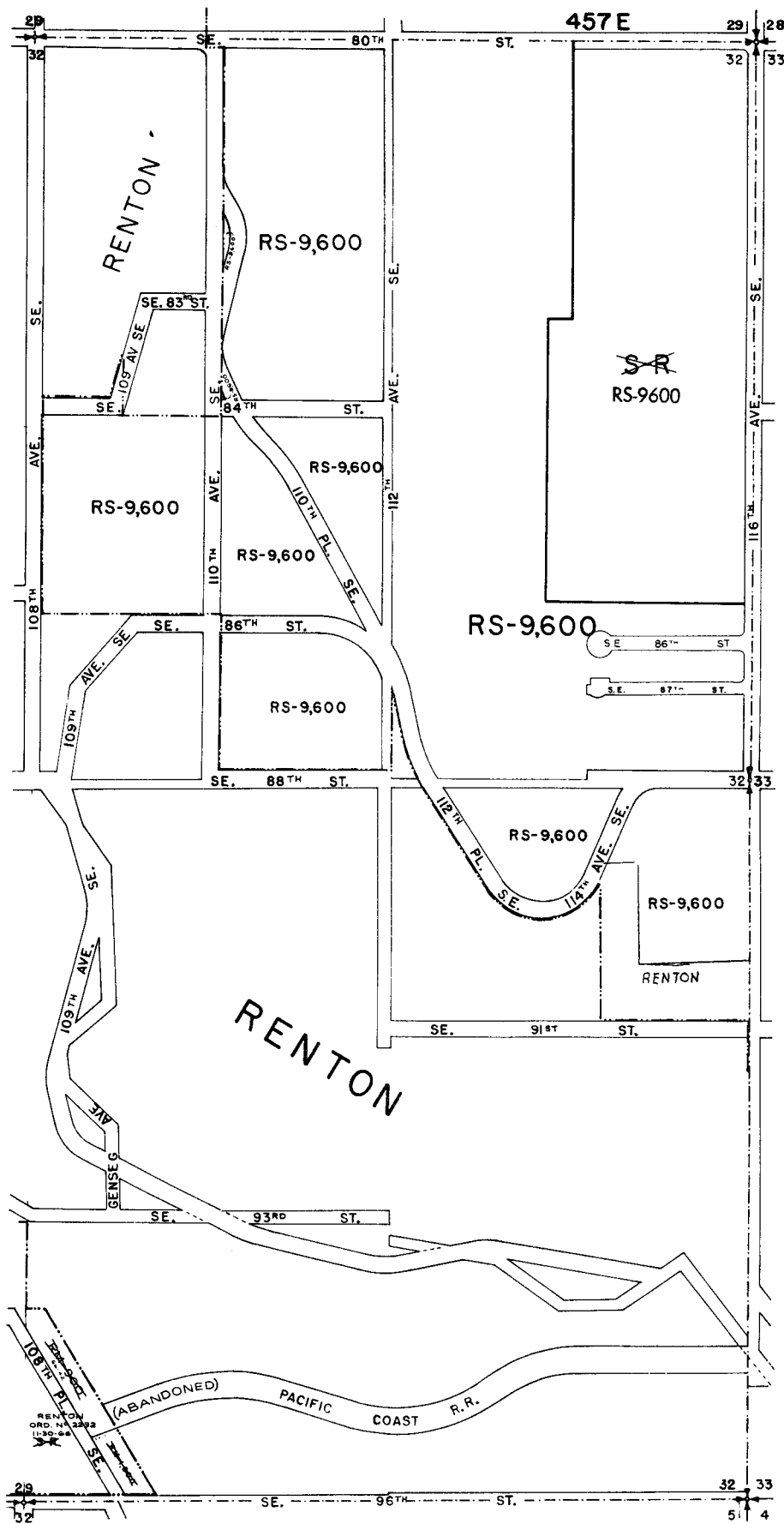
E. SAMMAMISH

E 32-24-5  
457 E

S-R to RS-9600

This zoning change is consistent with the existing single family character of the surrounding neighborhood and with Newcastle Community Plan policy N-11. See the discussion under Single Family Development at Three to Four Homes per Acre under Northwest Subarea on p.

9 .



S-R and S-E to RS-9600

This zoning change is consistent with the existing single family character of the area and with Newcastle Community Plan policy N-11. See the discussion under Single Family Development at Three to Four Homes per Acre under Northwest Subarea on p. 9 .

S-R to S-R (9600)

This zoning change is consistent with the existing single family character and with Newcastle Community Plan policy N-11. See the discussion under Single Family Development at Three to Four Homes per Acre under Northwest Subarea on p. 9 .

S-R and S-E to RS-7200

This zoning change is consistent with the existing single family character of the areas to the west of these sites. It is also consistent with Newcastle Community Plan policy N-11. See the discussion under Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

RS-9600 to S-E

This zoning change recognizes the area set aside as open space tracts within the Windtree subdivisions. It also contains a deep, wooded ravine.

S-R and S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and recognizes the presence of environmentally sensitive areas. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered Under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

PLAT MAP OF A PORTION OF THE CITY OF ST. LOUIS, MISSOURI

JANUARY 1911

SE. 84<sup>TH</sup> ST.

SE. 88<sup>TH</sup> ST.

SE. 90<sup>TH</sup> ST.

SE. 91<sup>ST</sup>

SE. 96<sup>TH</sup> ST.

SE. 116<sup>TH</sup> AVE.

SE. 120<sup>TH</sup> AVE.

SE. 122<sup>ND</sup> AVE.

SE. 124<sup>TH</sup> AVE.

SE. 126<sup>TH</sup> AVE.

SE. 128<sup>TH</sup> AVE.

SE. 130<sup>TH</sup> AVE.

SE. 132<sup>ND</sup> AVE.

SE. 134<sup>TH</sup> AVE.

SE. 136<sup>TH</sup> AVE.

SE. 138<sup>TH</sup> AVE.

SE. 140<sup>TH</sup> AVE.

SE. 142<sup>ND</sup> AVE.

SE. 144<sup>TH</sup> AVE.

SE. 146<sup>TH</sup> AVE.

SE. 148<sup>TH</sup> AVE.

SE. 150<sup>TH</sup> AVE.

SE. 152<sup>ND</sup> AVE.

SE. 154<sup>TH</sup> AVE.

SE. 156<sup>TH</sup> AVE.

SE. 158<sup>TH</sup> AVE.

SE. 160<sup>TH</sup> AVE.

SE. 162<sup>ND</sup> AVE.

SE. 164<sup>TH</sup> AVE.

SE. 166<sup>TH</sup> AVE.

SE. 168<sup>TH</sup> AVE.

SE. 170<sup>TH</sup> AVE.

SE. 172<sup>ND</sup> AVE.

SE. 174<sup>TH</sup> AVE.

SE. 176<sup>TH</sup> AVE.

SE. 178<sup>TH</sup> AVE.

SE. 180<sup>TH</sup> AVE.

SE. 182<sup>ND</sup> AVE.

SE. 184<sup>TH</sup> AVE.

SE. 186<sup>TH</sup> AVE.

SE. 188<sup>TH</sup> AVE.

SE. 190<sup>TH</sup> AVE.

SE. 192<sup>ND</sup> AVE.

SE. 194<sup>TH</sup> AVE.

SE. 196<sup>TH</sup> AVE.

SE. 198<sup>TH</sup> AVE.

SE. 200<sup>TH</sup> AVE.

RS-9600

SC-P

S-R (9800)

S-E

R.R. S-E

PACIFIC COAST

GENSING AVE.

PARK BOUNDARY

RS-7200

SE. 89<sup>TH</sup> ST.

SE. 90<sup>TH</sup> ST.

SE. 91<sup>ST</sup>

SE. 96<sup>TH</sup> ST.

SE. 116<sup>TH</sup> AVE.

SE. 120<sup>TH</sup> AVE.

SE. 122<sup>ND</sup> AVE.

SE. 124<sup>TH</sup> AVE.

SE. 126<sup>TH</sup> AVE.

SE. 128<sup>TH</sup> AVE.

SE. 130<sup>TH</sup> AVE.

SE. 132<sup>ND</sup> AVE.

SE. 134<sup>TH</sup> AVE.

SE. 136<sup>TH</sup> AVE.

SE. 138<sup>TH</sup> AVE.

SE. 140<sup>TH</sup> AVE.

SE. 142<sup>ND</sup> AVE.

SE. 144<sup>TH</sup> AVE.

SE. 146<sup>TH</sup> AVE.

SE. 148<sup>TH</sup> AVE.

SE. 150<sup>TH</sup> AVE.

SE. 152<sup>ND</sup> AVE.

SE. 154<sup>TH</sup> AVE.

SE. 156<sup>TH</sup> AVE.

SE. 158<sup>TH</sup> AVE.

SE. 160<sup>TH</sup> AVE.

SE. 162<sup>ND</sup> AVE.

SE. 164<sup>TH</sup> AVE.

SE. 166<sup>TH</sup> AVE.

SE. 168<sup>TH</sup> AVE.

SE. 170<sup>TH</sup> AVE.

SE. 172<sup>ND</sup> AVE.

SE. 174<sup>TH</sup> AVE.

SE. 176<sup>TH</sup> AVE.

SE. 178<sup>TH</sup> AVE.

SE. 180<sup>TH</sup> AVE.

SE. 182<sup>ND</sup> AVE.

SE. 184<sup>TH</sup> AVE.

SE. 186<sup>TH</sup> AVE.

SE. 188<sup>TH</sup> AVE.

SE. 190<sup>TH</sup> AVE.

SE. 192<sup>ND</sup> AVE.

SE. 194<sup>TH</sup> AVE.

SE. 196<sup>TH</sup> AVE.

SE. 198<sup>TH</sup> AVE.

SE. 200<sup>TH</sup> AVE.

RS-9600

SC-P

S-R (9800)

S-E

R.R. S-E

PACIFIC COAST

GENSING AVE.

PARK BOUNDARY

RS-7200

SE. 89<sup>TH</sup> ST.

SE. 90<sup>TH</sup> ST.

SE. 91<sup>ST</sup>

SE. 96<sup>TH</sup> ST.

SE. 116<sup>TH</sup> AVE.

SE. 120<sup>TH</sup> AVE.

SE. 122<sup>ND</sup> AVE.

SE. 124<sup>TH</sup> AVE.

SE. 126<sup>TH</sup> AVE.

SE. 128<sup>TH</sup> AVE.

SE. 130<sup>TH</sup> AVE.

SE. 132<sup>ND</sup> AVE.

SE. 134<sup>TH</sup> AVE.

SE. 136<sup>TH</sup> AVE.

SE. 138<sup>TH</sup> AVE.

SE. 140<sup>TH</sup> AVE.

SE. 142<sup>ND</sup> AVE.

SE. 144<sup>TH</sup> AVE.

SE. 146<sup>TH</sup> AVE.

SE. 148<sup>TH</sup> AVE.

SE. 150<sup>TH</sup> AVE.

SE. 152<sup>ND</sup> AVE.

SE. 154<sup>TH</sup> AVE.

SE. 156<sup>TH</sup> AVE.

SE. 158<sup>TH</sup> AVE.

SE. 160<sup>TH</sup> AVE.

SE. 162<sup>ND</sup> AVE.

SE. 164<sup>TH</sup> AVE.

SE. 166<sup>TH</sup> AVE.

SE. 168<sup>TH</sup> AVE.

SE. 170<sup>TH</sup> AVE.

SE. 172<sup>ND</sup> AVE.

SE. 174<sup>TH</sup> AVE.

SE. 176<sup>TH</sup> AVE.

SE. 178<sup>TH</sup> AVE.

SE. 180<sup>TH</sup> AVE.

SE. 182<sup>ND</sup> AVE.

SE. 184<sup>TH</sup> AVE.

SE. 186<sup>TH</sup> AVE.

SE. 188<sup>TH</sup> AVE.

SE. 190<sup>TH</sup> AVE.

SE. 192<sup>ND</sup> AVE.

SE. 194<sup>TH</sup> AVE.

SE. 196<sup>TH</sup> AVE.

SE. 198<sup>TH</sup> AVE.

SE. 200<sup>TH</sup> AVE.

RS-9600

SC-P

S-R (9800)

S-E

R.R. S-E

PACIFIC COAST

GENSING AVE.

PARK BOUNDARY

RS-7200

SE. 89<sup>TH</sup> ST.

SE. 90<sup>TH</sup> ST.

SE. 91<sup>ST</sup>

SE. 96<sup>TH</sup> ST.

SE. 116<sup>TH</sup> AVE.

SE. 120<sup>TH</sup> AVE.

SE. 122<sup>ND</sup> AVE.

SE. 124<sup>TH</sup> AVE.

SE. 126<sup>TH</sup> AVE.

SE. 128<sup>TH</sup> AVE.

SE. 130<sup>TH</sup> AVE.

SE. 132<sup>ND</sup> AVE.

SE. 134<sup>TH</sup> AVE.

SE. 136<sup>TH</sup> AVE.

SE. 138<sup>TH</sup> AVE.

SE. 140<sup>TH</sup> AVE.

SE. 142<sup>ND</sup> AVE.

SE. 144

157



S-R and RD-3600 to RS-7200

This zoning change is consistent with the single family character of this area, and with Newcastle Community Plan policy N-11. See the discussion under Single Family Development, Four to Six Homes Per Acre under Northwest Subarea on p. 10 .

RD-3600 to RS-7200-P

This zoning change is based on the reasons described above under changes to RS-7200. In addition, this change implements Newcastle Community Plan policy N-43 and establishes the following site plan approval condition:

- It establishes a minimum setback of 20 feet from the ordinary high water mark of Lake Boren.

Also, see the discussion about this condition under W 27-24-5, Parcel 5, p. 133 .

S-E and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering and recognizes the presence of environmentally sensitive areas. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit Per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to RS-15,000

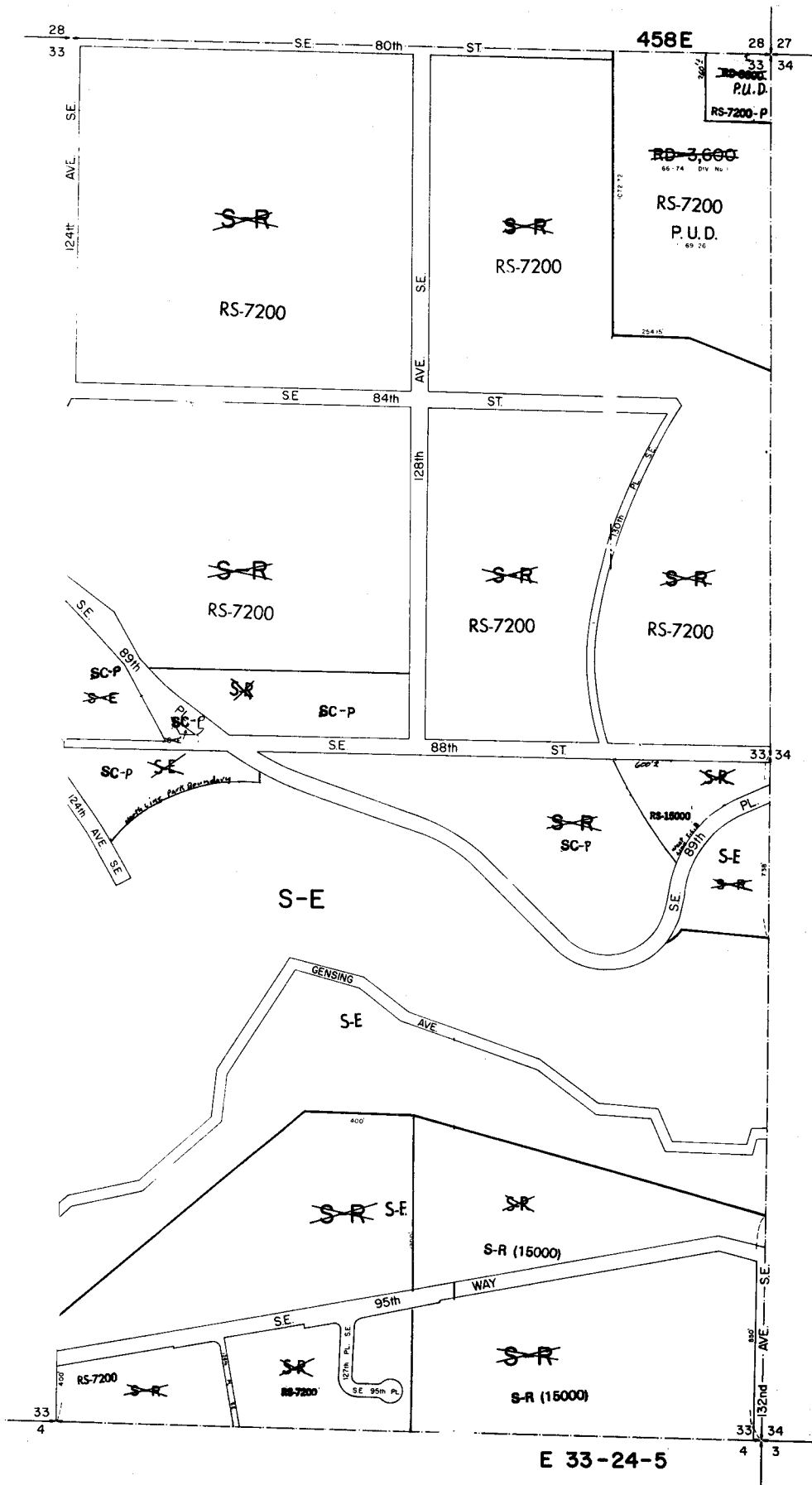
This zoning change establishes a minimum lot size of 15,000 square feet and allowable uses consistent with the existing single family neighborhood in this location and to the east of the sites. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

S-R to S-E

This zoning change establishes a minimum lot size of one acre and is consistent with adjacent areas also within May Creek Park.

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .



W 34-24-5  
460 W

S-R to RS-7200

This zoning change is consistent with the single family character of this area, and it is also consistent with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-R to RS-7200-P (west of Newcastle Rd./Coal Creek Parkway)

This zoning change is based on the reasons described above under changes to RS-7200. In addition, this change implements Newcastle Community Plan policy N-43 and establishes the following site plan approval conditions:

- It establishes a minimum setback of 20 feet from the ordinary high water mark of Lake Boren. (Also, see the discussion about this condition under Parcel 5, W 27-24-5, p. 133 ).
- Dedicate additional road right-of-way along Coal Creek Parkway consistent with King County road standards.

S-R to RS-7200-P (East of Newcastle Road/Coal Creek Parkway)

This zoning change is based on the reasons discussed above under changes to RS-7200.

In addition, it establishes the following P-suffix condition:

- Dedicate additional road right-of-way along Coal Creek Parkway consistent with King County road standards.

S-R to RS-15,000

This zoning change establishes a minimum lot size of 15,000 square feet and is consistent with the existing single family neighborhood in this area. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

S-R to S-E

This zoning change establishes a minimum lot size of one acre and is consistent with adjacent areas also within May Creek Park.

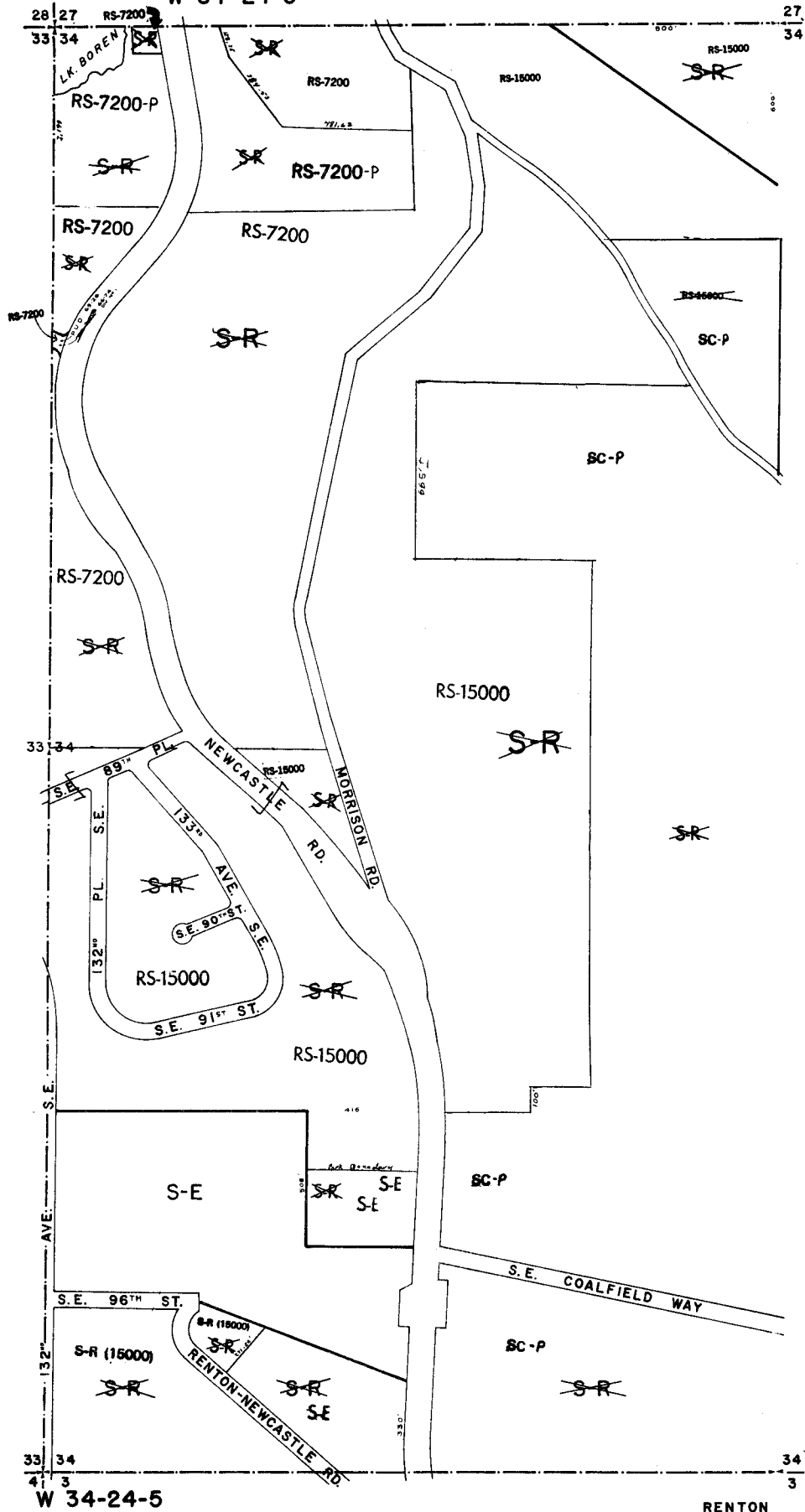
RS-15,000 and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .



S-R to RS-15,000

This zoning change establishes a minimum lot size of 15,000 square feet and allowable uses consistent with the single family development proposed for this area.

RS-15,000 and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 9 .

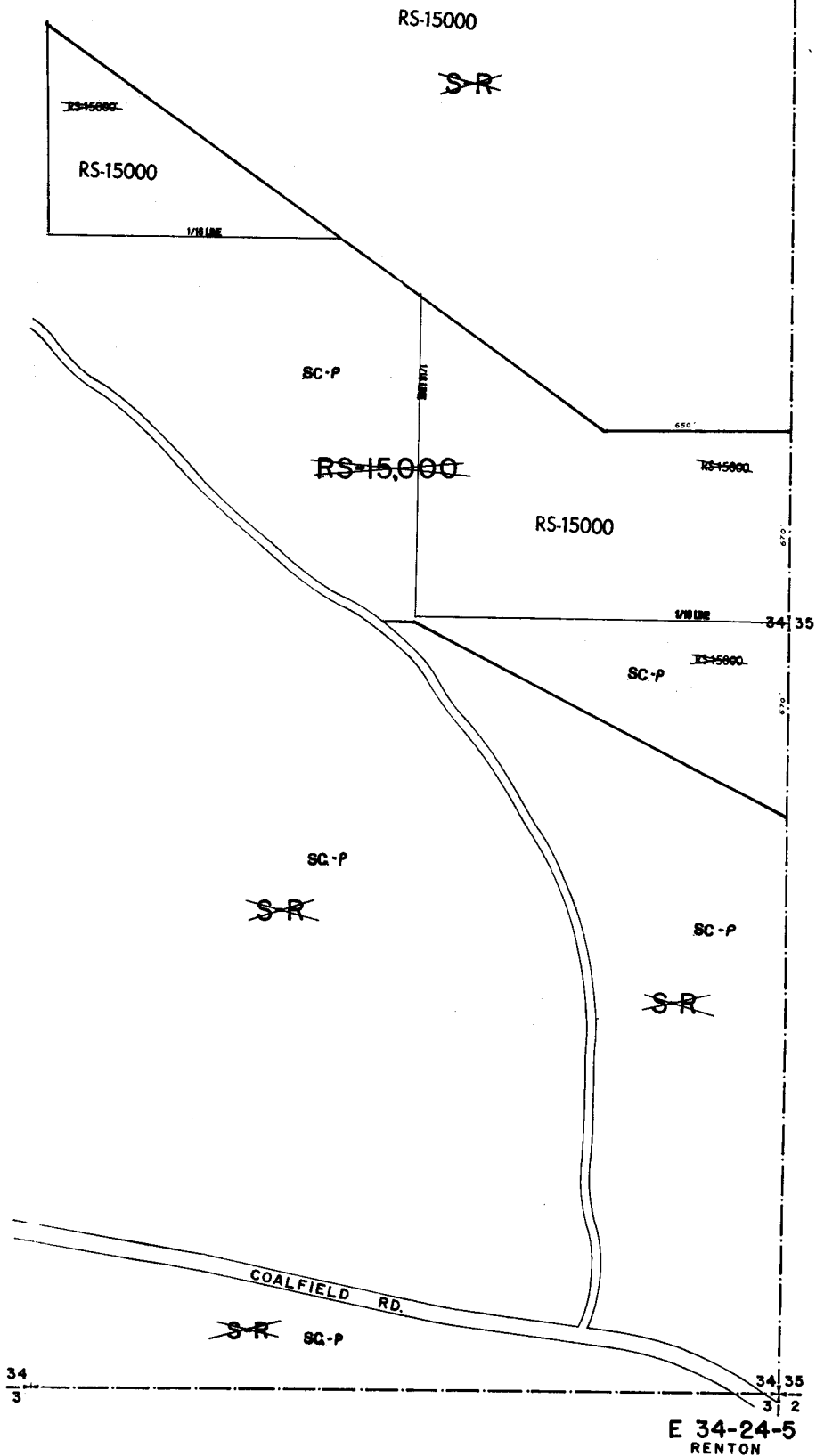
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

460E

E 34-24-5

27  
34

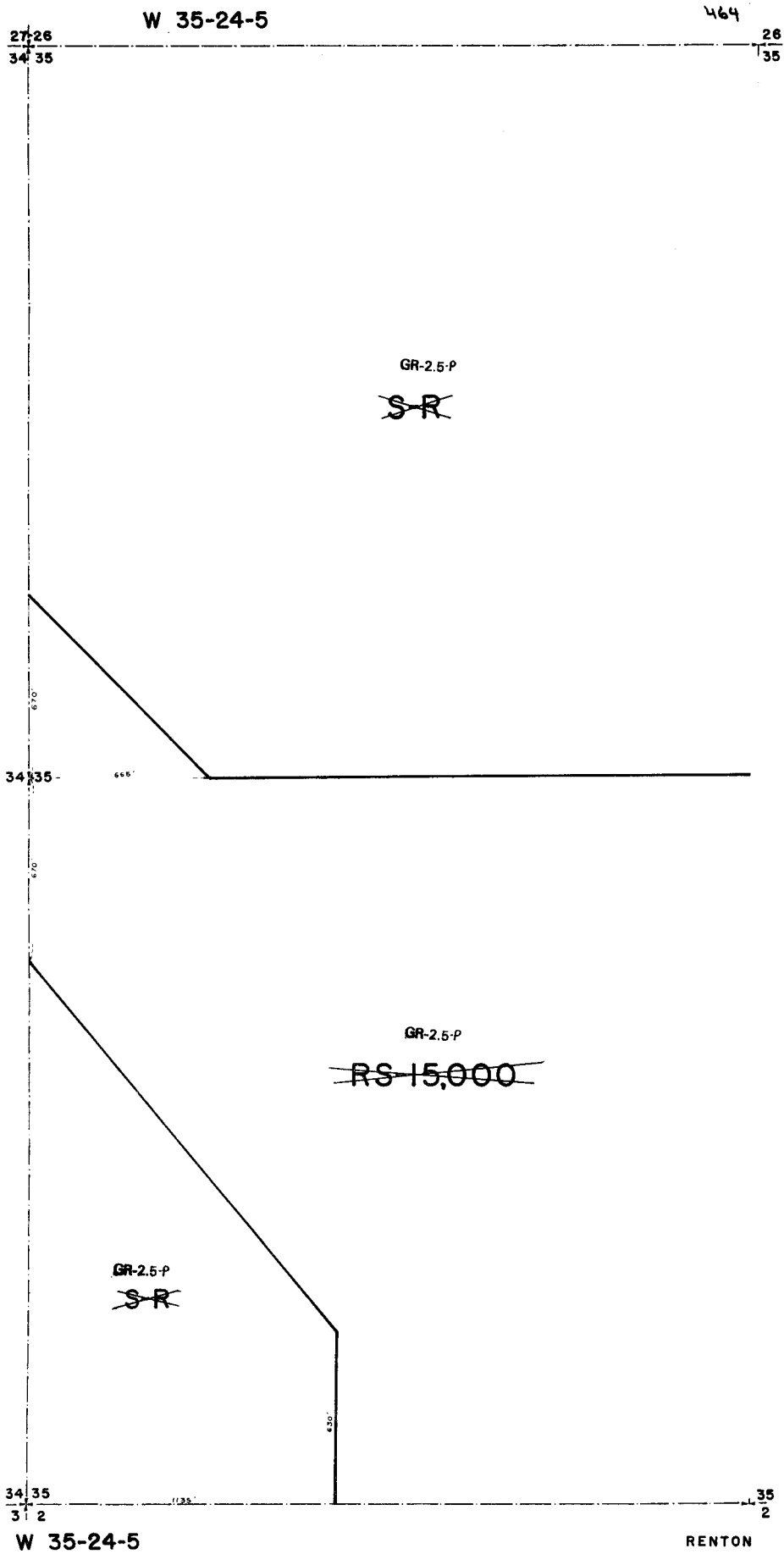
27/26  
34/35



W 35-24-5  
462 W

S-R and RS-15,000 to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.





E 35-24-5  
462 E

S-R, Q-M, and G to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

464

E 35-24-5

26  
35

26 25  
35 36

GR-2.5-P

~~S-R~~

GR-2.5-P

~~Q-M~~

35 36

GR-2.5-P

~~G~~

35  
2

35 36  
2 1

E 35-24-5  
RENTON

W 36-24-5  
464 W

G and Q-M to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

W 36-24-5

465

26 25  
35 36

25  
36

GR-2.5-P

~~G~~

GR-2.5-P

~~Q M~~

35 36

GR-2.5-P

~~G~~

35 36  
2 1

36  
1

W 36-24-5

RENTON

E 36-24-5  
464 E

G and Q-M to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

465

E 36-24-5

25  
36

25 30  
36 31

~~Q-M~~

GR-2.5-P

36 31

~~G~~ GR-2.5-P

36

36 31  
1 6

E 36-24-5  
RENTON

F-R to Q-M

This zoning change implements Newcastle Community Plan policy N-25:

NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UNDEVELOPED PORTIONS OF THE PLANNING AREA.

Also, see the discussion of Quarrying and Mining zoning under Cougar Mountain Subarea on p. 16 .

F-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

W 31-24-6

466W

25 30  
36 31

30  
31

Q-M

36 31

~~FR~~

LINE

~~FR~~

GR-2.5-P

36 31  
1 6

31  
6

W 31-24-6



F-R to Q-M

This zoning change implements Newcastle Community Plan policy N-25:

NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UN-DEVELOPED PORTIONS OF THE PLANNING AREA.

Also, see the discussion of quarrying and mining zoning under Cougar Mountain Subarea on p. 16 .

F-R to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

466E

E 31-24-6

30  
31

30 9  
31 30

Q-M

~~FR~~

1/2 LINE

31 32

~~FR~~

GR-2.5-P

31  
6

31 32  
6 5

E 31-24-6

W 32-24-6  
467 W

S-E to Q-M

This zoning change implements Newcastle Community Plan policy N-25:

NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UNDEVELOPED PORTIONS OF THE PLANNING AREA.

Also, see the discussion of quarrying and mining zoning under Cougar Mountain Subarea on p. 16 .

F-R and S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan Policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.

W 32-24-6

467

30 29  
31 32

29  
32

~~FR~~

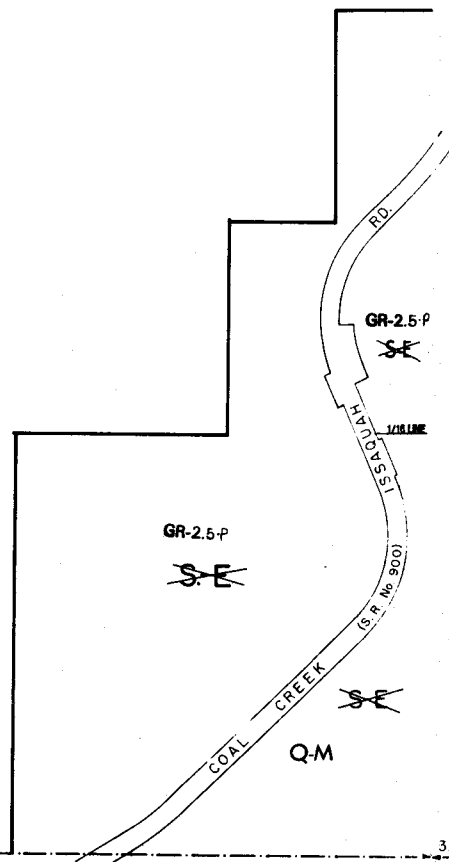
GR-2.5-P

31 32

31 32  
6 5

32  
5

W 32-24-6



F-R to Q-M

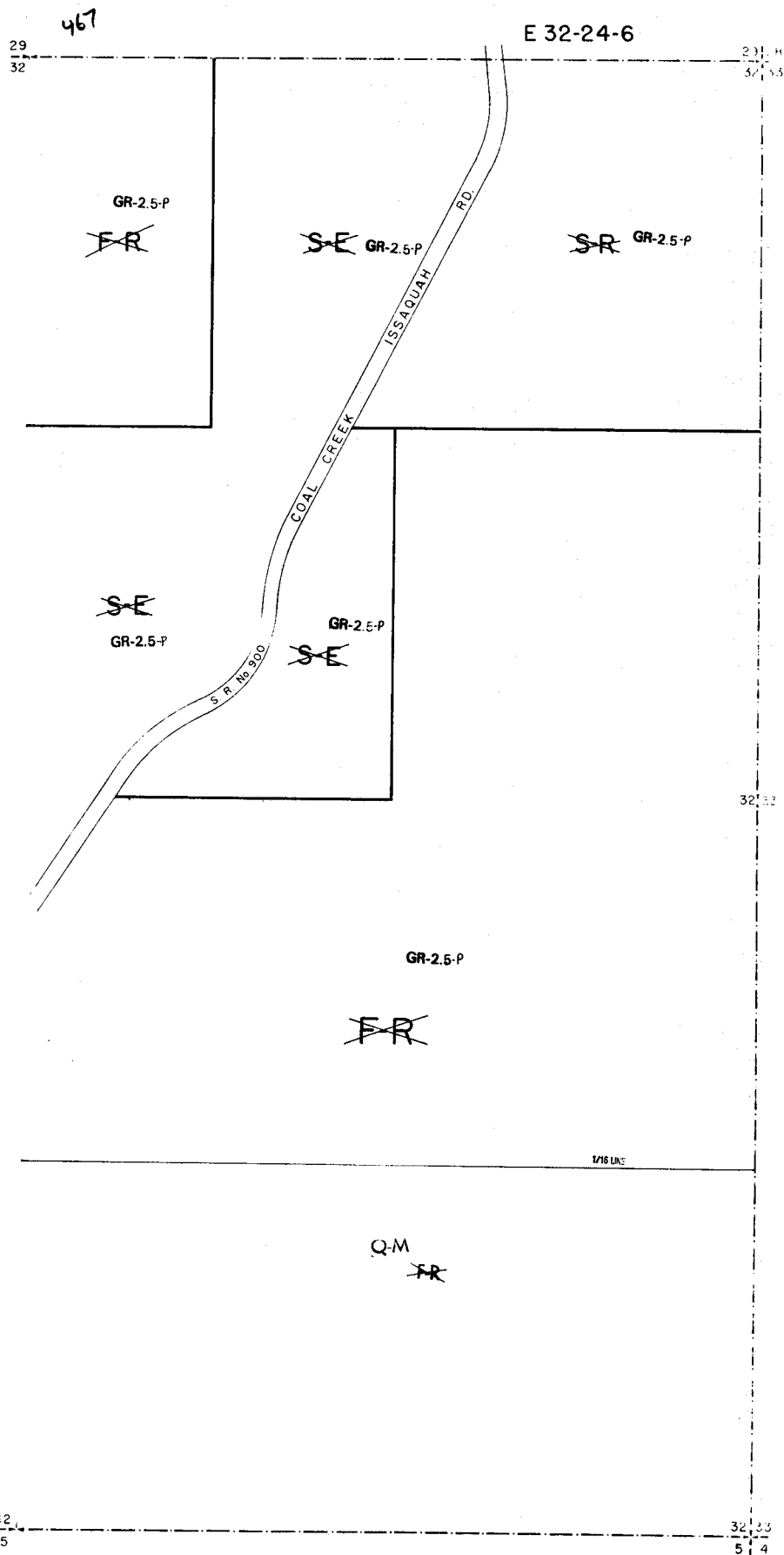
This zoning change implements Newcastle Community Plan policy N-25:

NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UNDEVELOPED PORTIONS OF THE PLANNING AREA.

Also, see the discussion of quarrying and mining zoning under Cougar Mountain Subarea on p. 16 .

S-R, F-R and S-E to GR-2.5-P

This zoning change is consistent with Newcastle Community Plan policy N-2. See the discussion of the Cougar Mountain Subarea, the description of growth reserve, two and a half acres zoning, and the potential for village development in this location. See pp. 12 - 15 and Appendix C.



E 32-24-6

S-R to RS-7200

This zoning change is consistent with the existing single family character of this area. It is also consistent with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on p. 10 .

S-E and S-R to SC-P

This zoning change designates this area for a maximum density of one house per acre with lot clustering and recognizes the presence of steep slopes and environmentally sensitive areas. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .





S-R, S-R (potential RM-1800), and S-E to RS-7200

This zoning change is consistent with the existing single family character of this area. It is also consistent with Newcastle Community Plan policy N-11. See the discussion of Single Family Development at Four to Six Homes per Acre under Northwest Subarea on pp. 10 .

S-E to SC-P

This zoning change designates this area for a maximum density of one house per acre with lot clustering and recognizes the presence of steep slopes and environmentally sensitive areas. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Northwest Subarea on p. 8 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .



S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. See the discussion of Single Family Development at Two to Three Homes per Acre under Northwest Subarea on p. 9 .

S-R to S-E

This zoning change establishes a minimum lot size of one acre and is consistent with adjacent areas also within May Creek Park.

S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-7 and N-10. Also, see the discussion of Single Family Development at One Unit per Acre, Clustered under May Valley Subarea on pp. 20-21 .

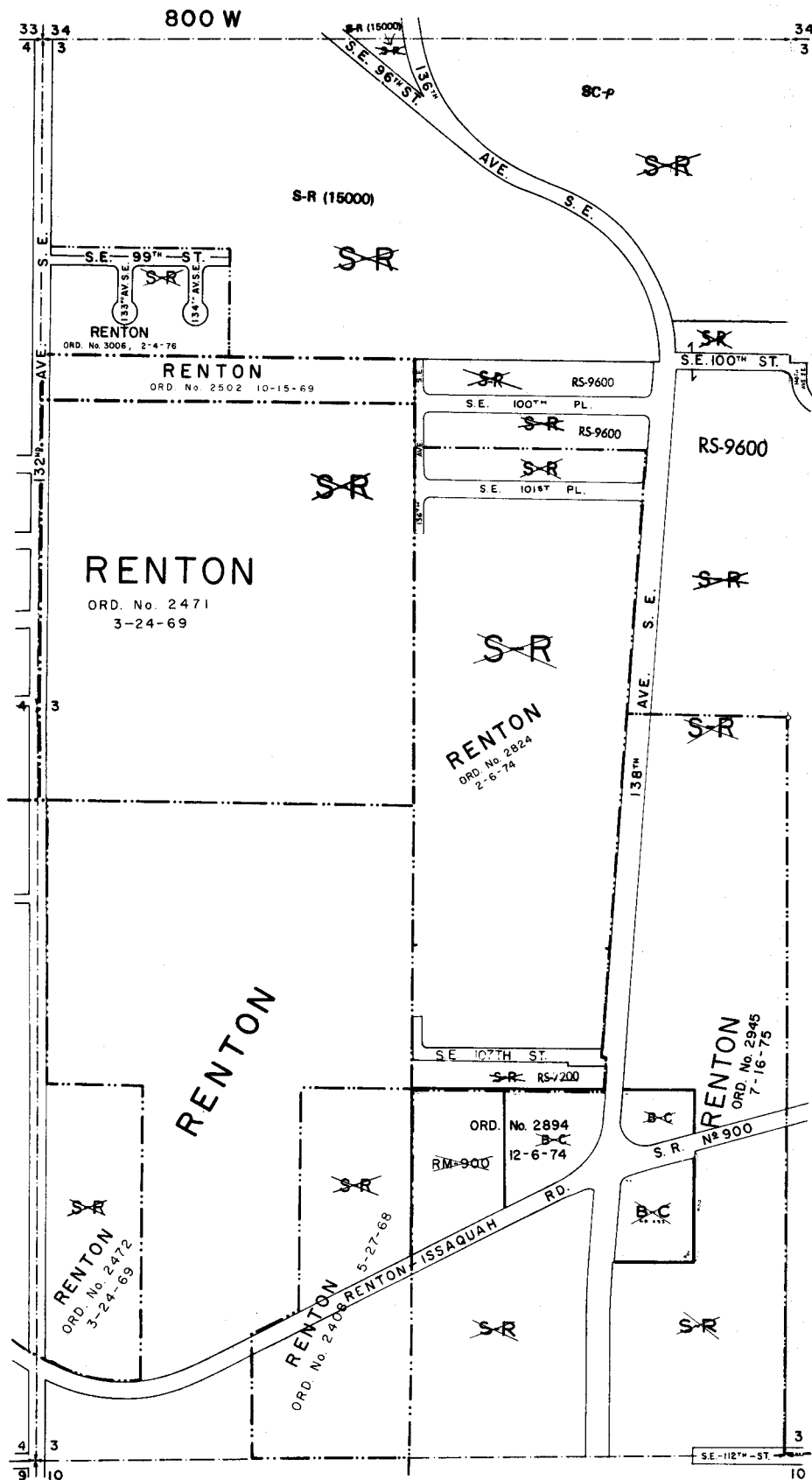
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future re-subdivision. For further information on this P-suffix condition, see p. 57 .

S-R to RS-9600

This zoning change establishes a minimum lot size of 9600 square feet, consistent with the density and character of this single family area, and with Newcastle Community Plan policy N-11 (see p. 9 ).

S-R to RS-7200

This zoning change establishes a minimum lot size of 7200 square feet, consistent with the level of services available and the adjacent land uses in this area. It is also consistent with Newcastle Community Plan policy N-11 (see p. 10 ).



S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-7 and N-10. Also, see the discussion of Single Family Development at One Unit per Acre, Clustered under May Valley Subarea on pp. 20-21 .

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future re-subdivision. For further information see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to G-5-P

This zoning change establishes a maximum density of one house per five acres in the May Creek floodplain, and it implements Newcastle Community Plan policy N-7. Also, see the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20 .

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the flood plain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the flood plain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering live-stock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

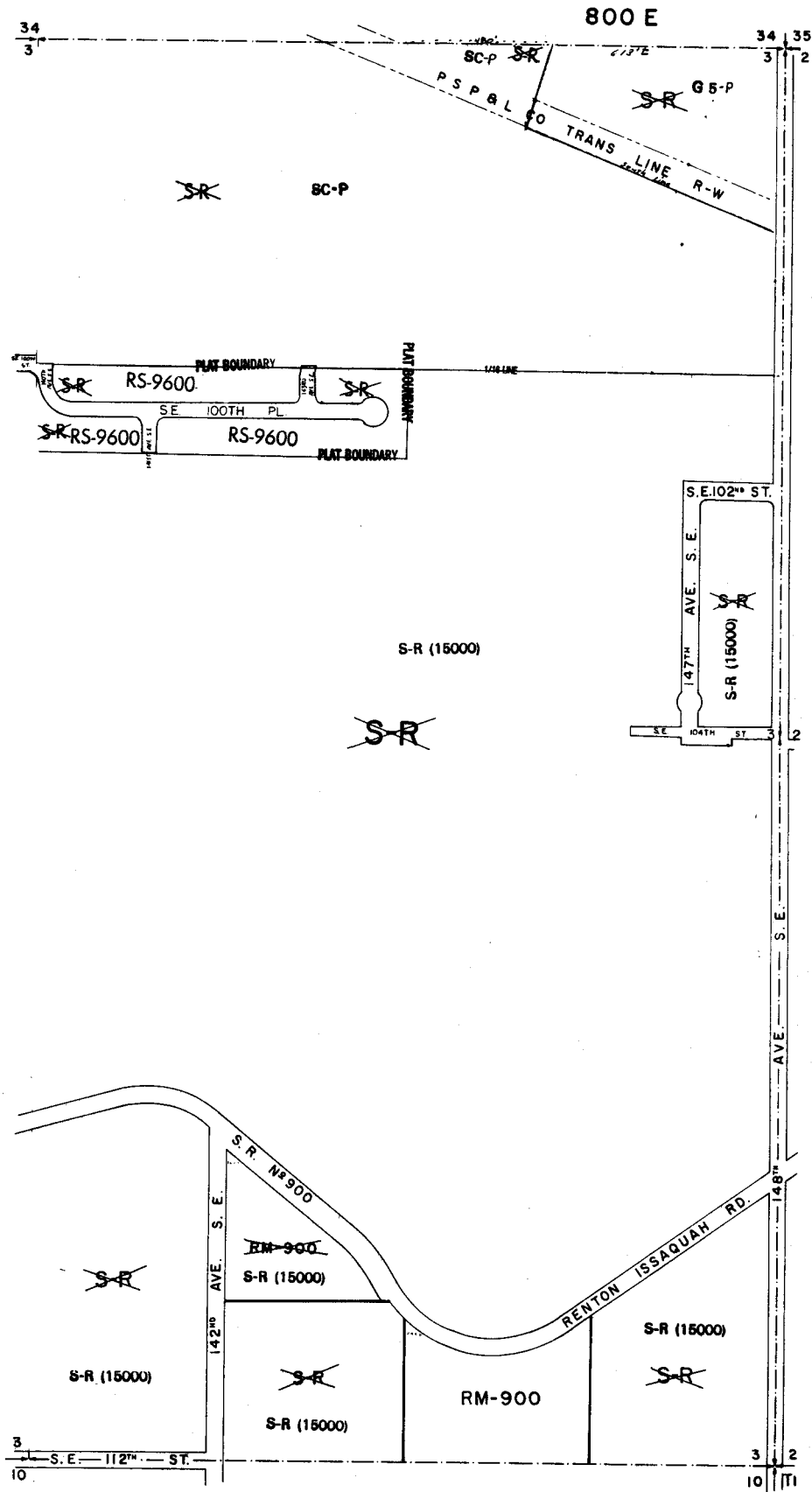
These P-suffix conditions implement Newcastle Community Plan policies N-45, N-46, N-47, N-48, and N-41. For additional information, see the discussion under P-suffix for May Creek and its tributaries on pp. 55-56 .

S-R to RS-9600

This zoning change establishes a minimum lot size of 9600 square feet, consistent with the single family character of the area and with the existing level of services. It is also consistent with Newcastle Community Plan policy N-11 (see p. 9 ).

S-R and RM-900 to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, on p. 18 .



S-R and RS-15,000 to SC-P (North of SE Coalfield Road)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under Cougar Mountain Subarea on

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to G-5-P

This zoning change establishes a maximum density of one house per five acres in the May Creek floodplain, and it implements Newcastle Community Plan policy N-7. Also, see the discussion of Single Family Development at One Unit Per Five Acres under May Valley Subarea on pp. 19-20 .

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the flood plain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

These P-suffix conditions implement Newcastle Community Plan policies N-45, N-46, N-47, N-48, and N-41. For additional information, see the discussion under P-suffix for May Creek and its tributaries on pp. 55-56 .

S-R to G-5

This zoning change is similar to the change to G-5-P except that this lot is located outside the floodplain of May Creek, and therefore has no P-suffix, site plan approval, requirement.

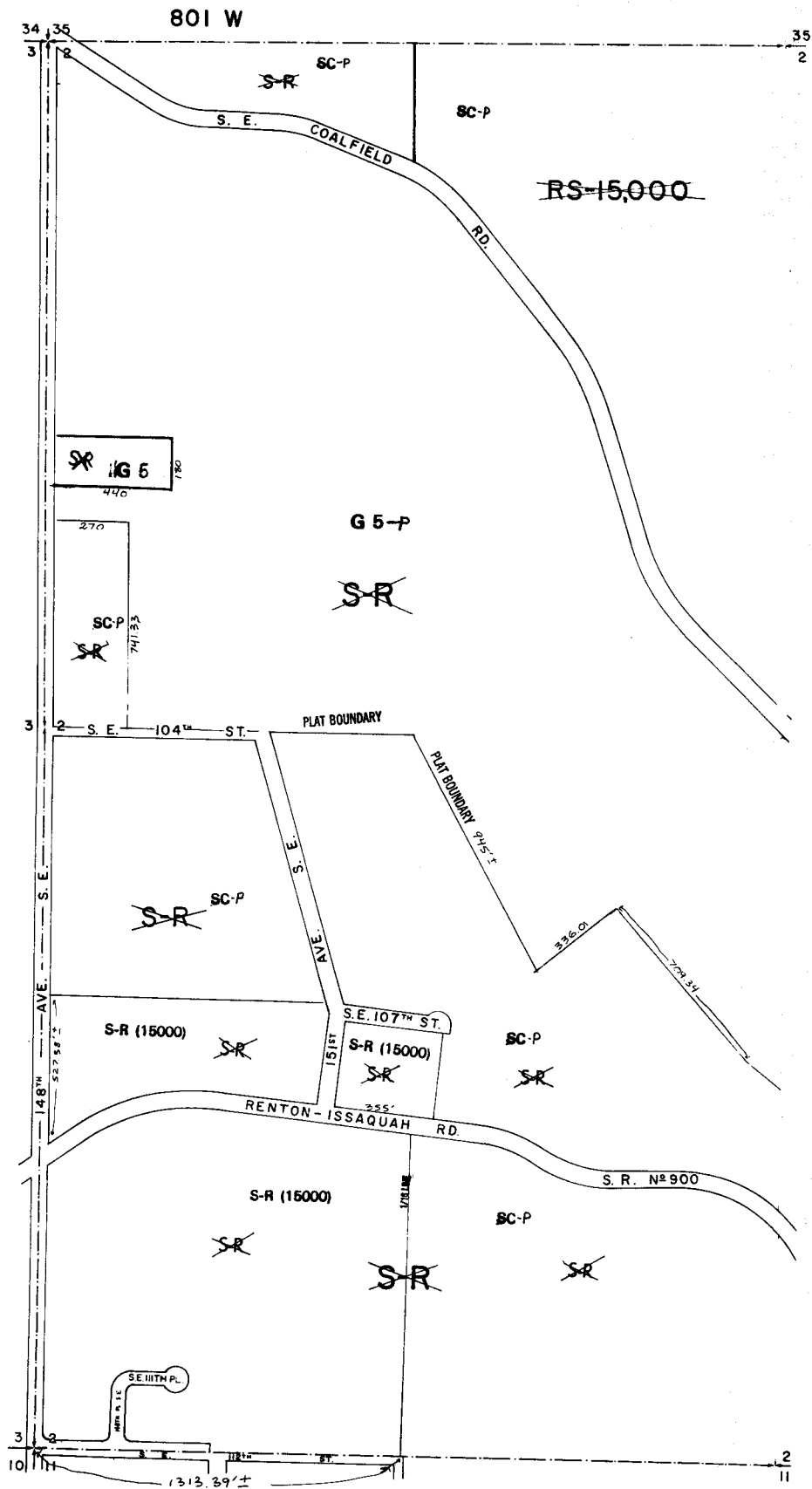
S-R to SC-P (for all areas south of SE Coalfield Road)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-6, N-9, and N-10. See the discussion of Single Family Development at One Unit per Acre, Clustered under East Renton Plateau Subarea on pp.20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to SR(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .





G to SC-P (North of SE Coalfield Road)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10. Also see pp.15-16 under Cougar Mountain Subarea.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information see the discussion of the P-suffix in the SC zone on p. 57.

G to G-5 (Potential SC-P)

This zoning change establishes a maximum density of one house per five acres with a potential of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies, N-9 and N-10. Also see pp.15-16 under Cougar Mountain Subarea.

The P-suffix condition requires that when lot clustering occurs in the SC Zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information see the discussion of the P-suffix in the SC zone on p. 57.

S-R to G-5-P

This zoning change establishes a maximum density of one house per five acres in the May Creek floodplain, and it implements Newcastle Community Plan policy N-7. Also, see the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp.19-20.

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

These P-suffix conditions implement Newcastle Community Plan policies N-45, N-46, N-47, N-48, and N-41. For additional information, see the discussion under P-suffix for May Creek and its tributaries on pp. 55-56.

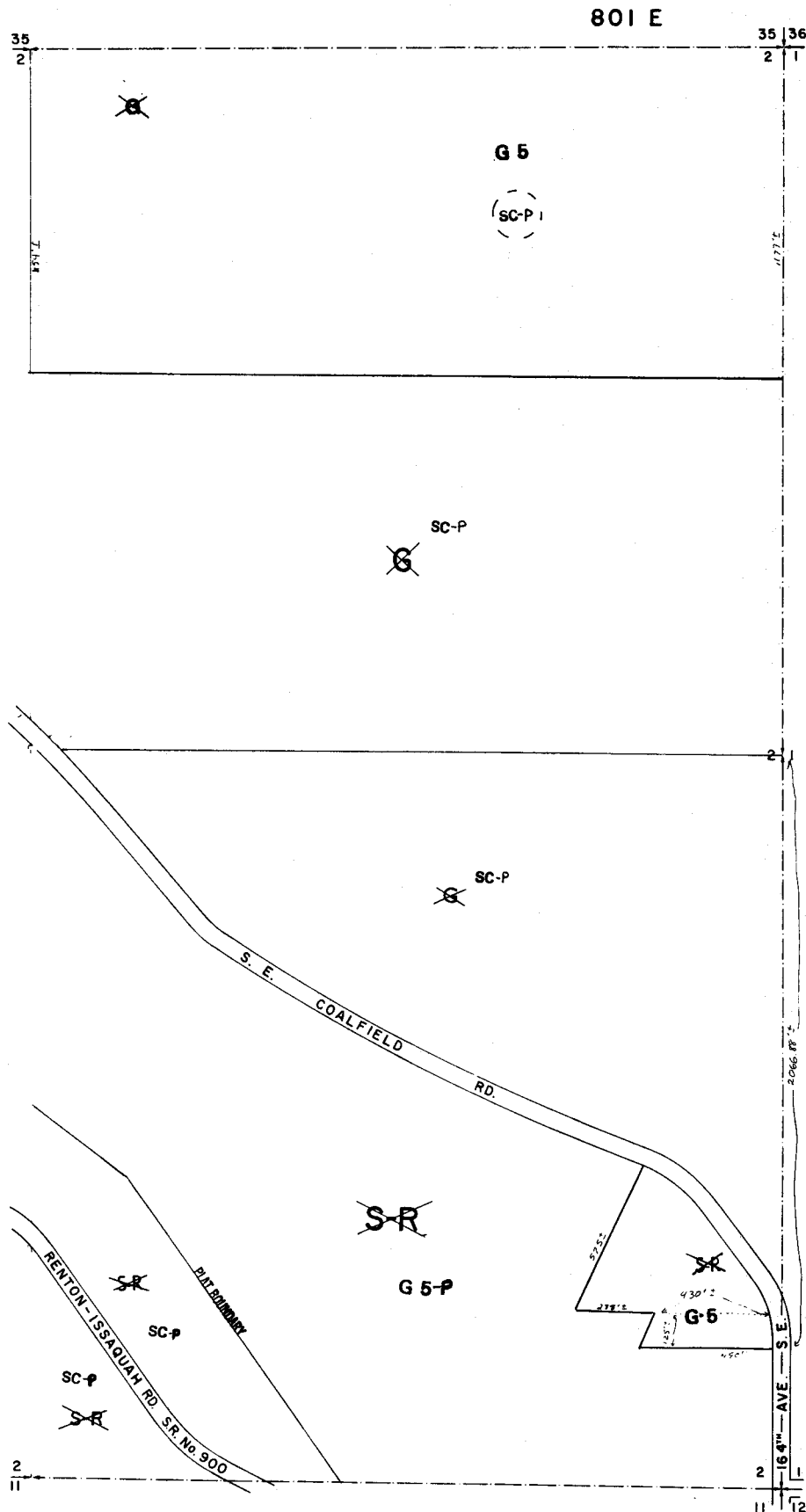
S-R to G-5

This zoning change is similar to the change to G-5-P except that this lot is located outside the floodplain of May Creek and no P-suffix, site plan approval, is required.

S-R to SC-P (along Renton-Issaquah Rd./SR No. 900)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-6, N-9 and N-10. (Also, see p. 8 ). See the discussion of Single Family Development at One Unit per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

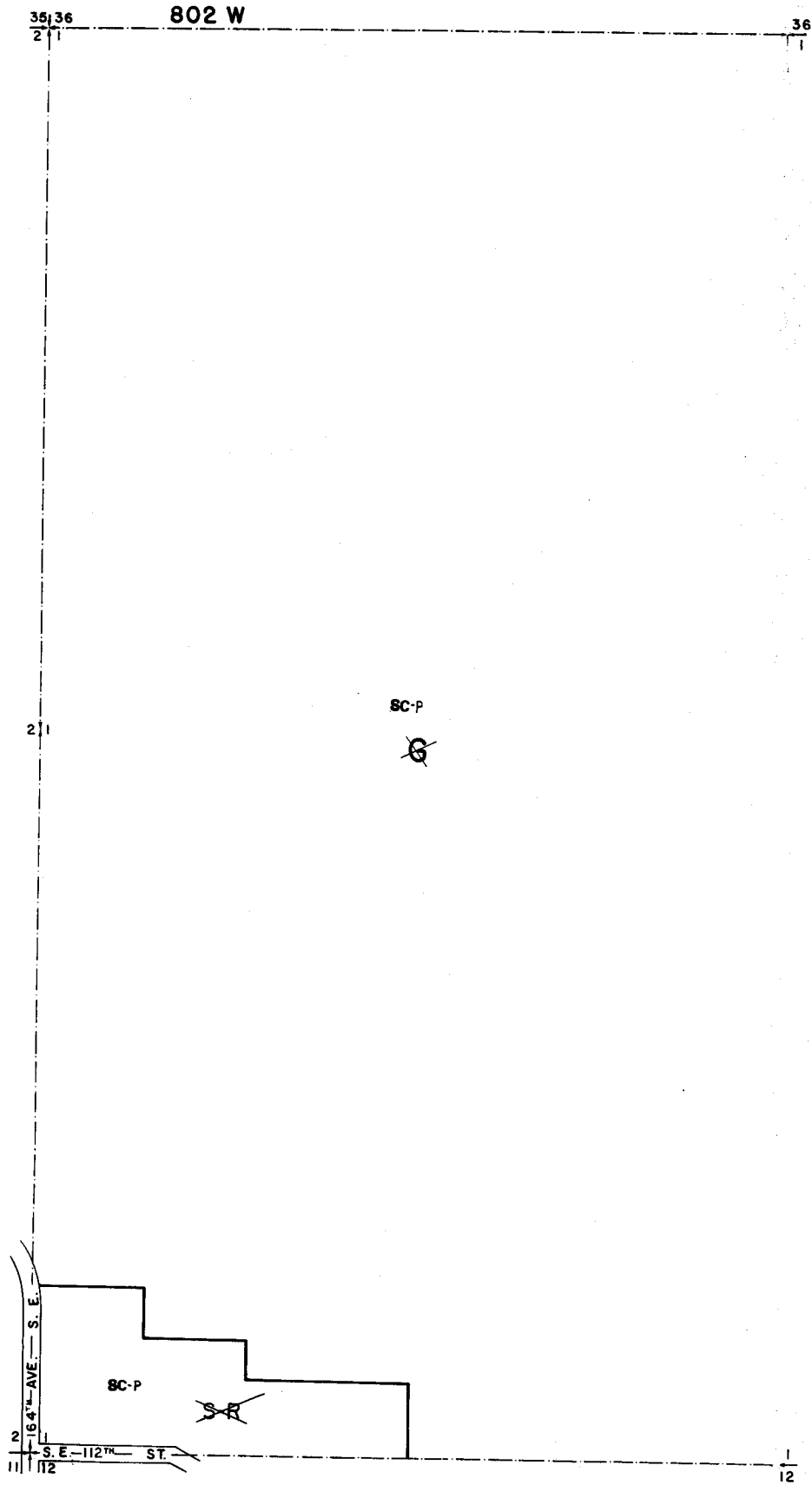
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information see the discussion of the P-suffix in the SC zone on p. 57.



G and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10 (also see pp. 15-16 under Cougar Mountain Subarea).

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information see the discussion of the P-suffix in the SC zone on p. 57 .



G to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10 (also see pp.15-16 under Cougar Mountain Subarea).

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information see the discussion of the P-suffix in the SC zone on p. 57 .

36

802 E

36 31  
1 6

SC-P



1 6

1 6  
12 7

F-R and S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10 (also see pp. 15-16 under Cougar Mountain Subarea).

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57.

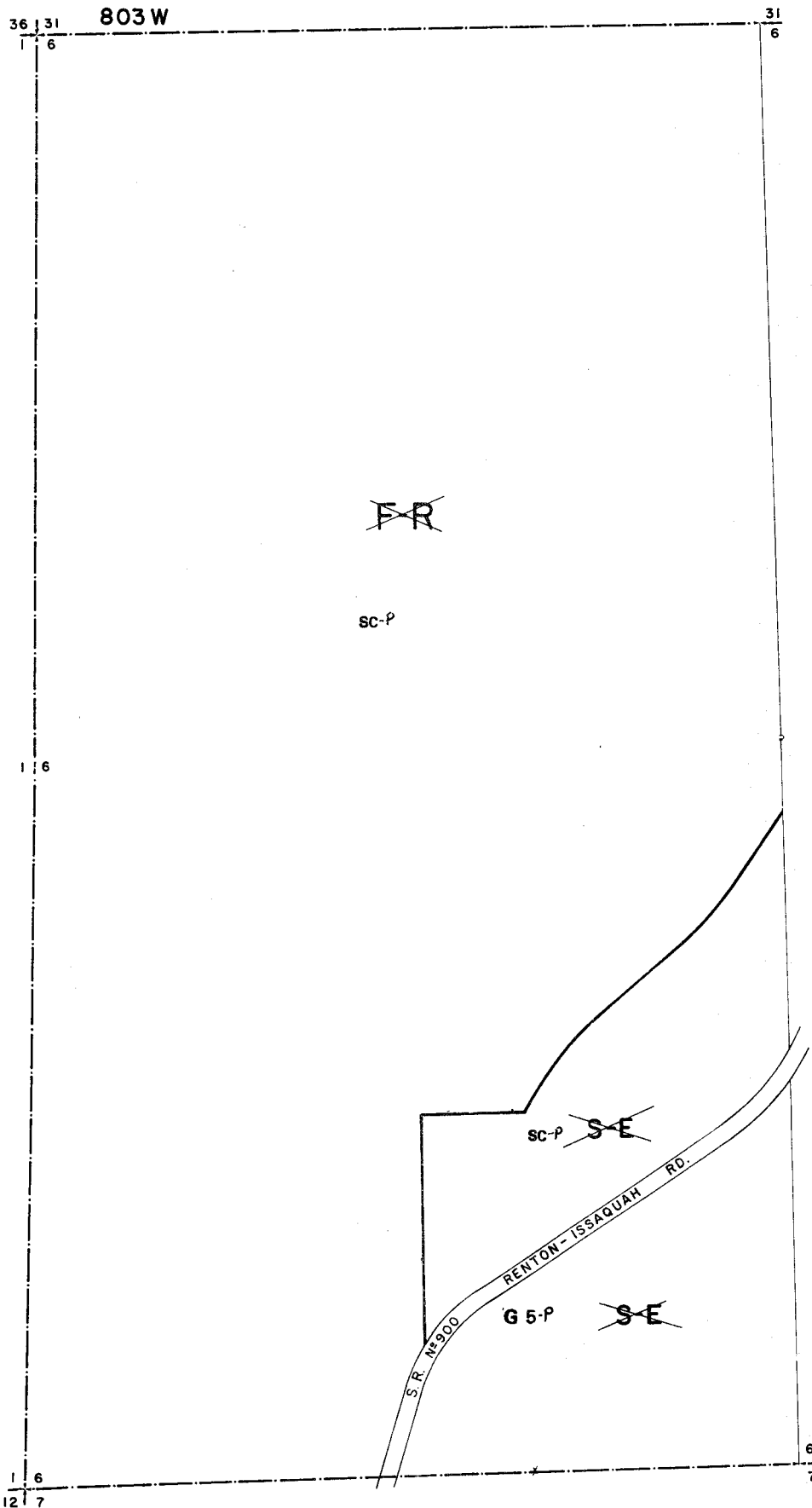
S-E to G-5-P

This zoning change establishes a maximum density of one house per five acres in the May Creek floodplain, and it implements Newcastle Community Plan policy N-7. Although this property is in the Squak Mountain Subarea, it has similar characteristics to property within the Lower May Valley. Also, see the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20.

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering live-stock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)
6. Lots within short plat #779038 should revert to SE-P zoning if new data show that these lots are outside the area subject to flooding.

These P-suffix conditions implement Newcastle Community Plan policies N-45, N-46, N-47, N-48, and N-41. For additional information, see the discussion under P-suffix for May Creek and its tributaries on pp. 55-56.



W 6-23-6



S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

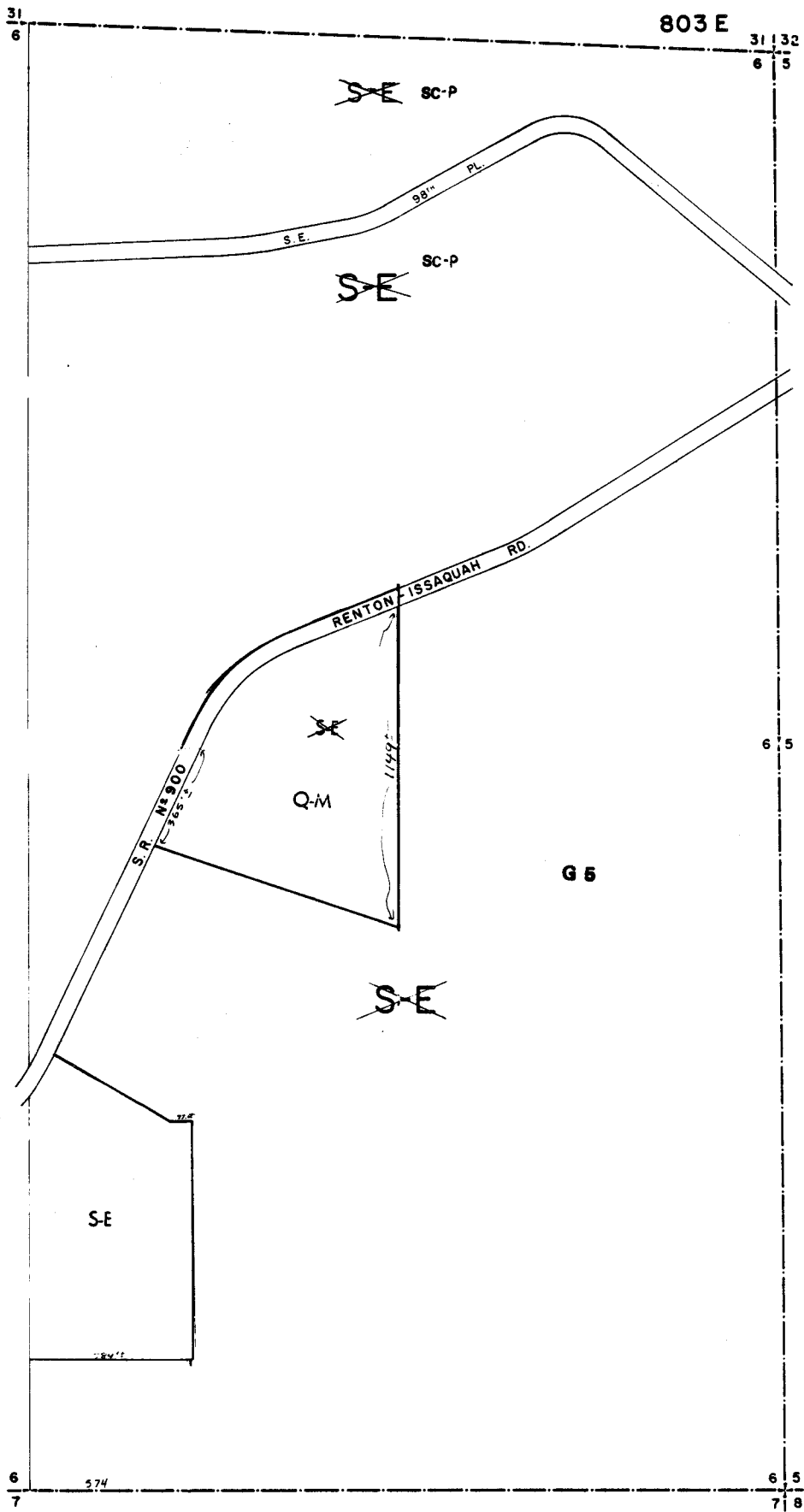
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

S-E to Q-M

This zoning change recognizes the existing extractive industry use at this site, the Squak Mountain Quarry. It would allow quarrying and mining activities to continue to operate under the appropriate zoning. This change implements Newcastle Community Plan policy N-25. See the discussion of Quarrying and Mining zoning under the Squak Mountain Subarea on p. 18 .

S-E to G-5

This zoning change establishes a minimum lot size of five acres (except for existing lots between 2 - 10 acres in area at the time the G-5 zone classification is applied, which may be short subdivided to create one additional lot). This change implements Newcastle Community Plan policy N-8. See the discussion of Single Family Development at One House per Five acres under the Squak Mountain Subarea on pp. 16-17 .



E 6-23-6

S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

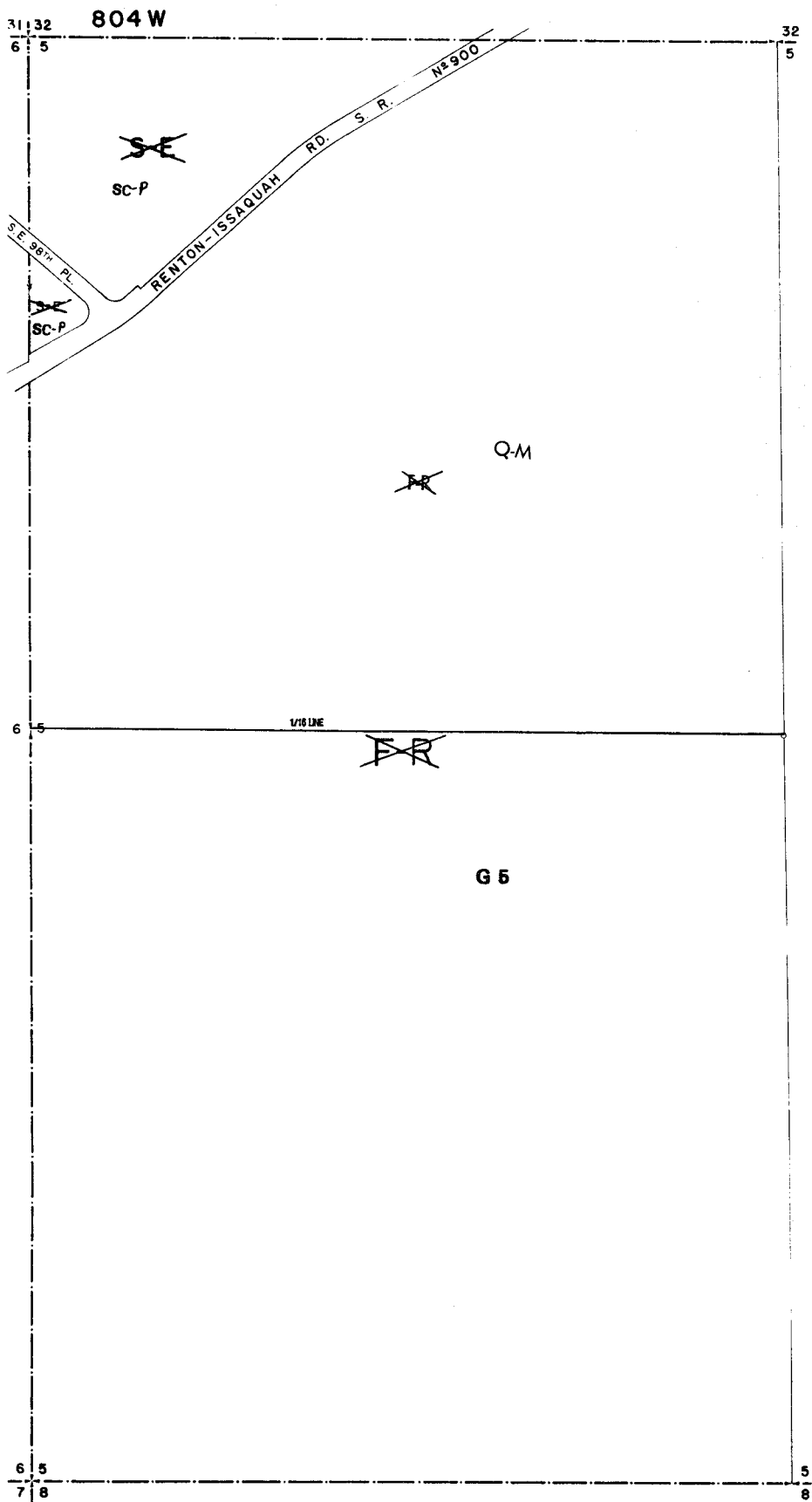
The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

F-R to Q-M

This zoning change recognizes the existing extractive industry use at this site, the Sunset Quarry. It would allow quarrying and mining activities to continue to operate under the appropriate zoning. This change implements Newcastle Community Plan policy N-25. See the discussion of Quarrying and Mining zoning under the Squak Mountain Subarea on p. 18 .

F-R to G-5

This zoning change establishes a minimum lot size of five acres (except for existing lots between 2-10 acres in area at the time the G-5 zone classification is applied, which may be short subdivided to create one additional lot). This change implements Newcastle Community Plan policy N-8. See the discussion of Single Family Development at One House Per Five Acres under the Squak Mountain Subarea on pp. 16-17 .



W 5-23-6

E 5-23-6  
804 E

F-R to G-5

This zoning change establishes a minimum lot size of five acres (except for existing lots between 2-10 acres in area at the time the G-5 zone classification is applied, which may be short subdivided to create one additional lot). This change implements Newcastle Community Plan policy N-8. See the discussion of Single Family Development at one House per Five Acres under the Squak Mountain Subarea on pp. 16-17.

32  
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804E

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G-5

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E 5-23-6

E. SAMMAMISH

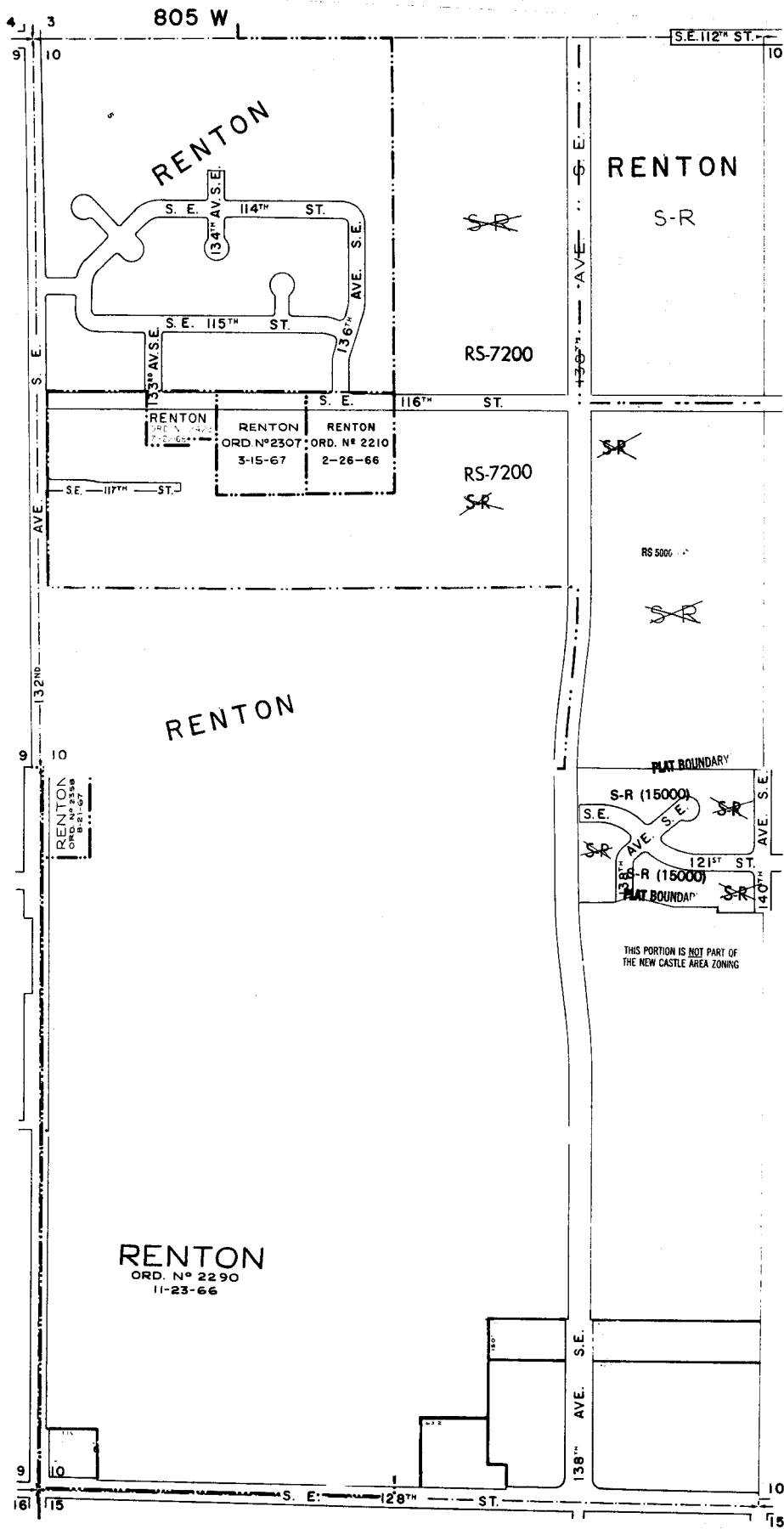
S-R to RS-7200

This zoning change establishes a minimum lot size of 7200 square feet, consistent with the level of services available and the adjacent land uses in this area. It is also consistent with Newcastle Community Plan policy N-11 (See p. 10 ).

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units Per Acre, p. 18 .

NOTE: Some areas shown on this map were annexed to the City of Renton in the Cascadia and Union Avenue Annexations, 1982.





S-R to RS-7200

This zoning change establishes a minimum lot size of 7200 square feet, consistent with the level of services available and the adjacent land uses in this area. It is also consistent with Newcastle Community Plan policy N-11 (see p. 10 ).

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units Per Acre p. 18 .

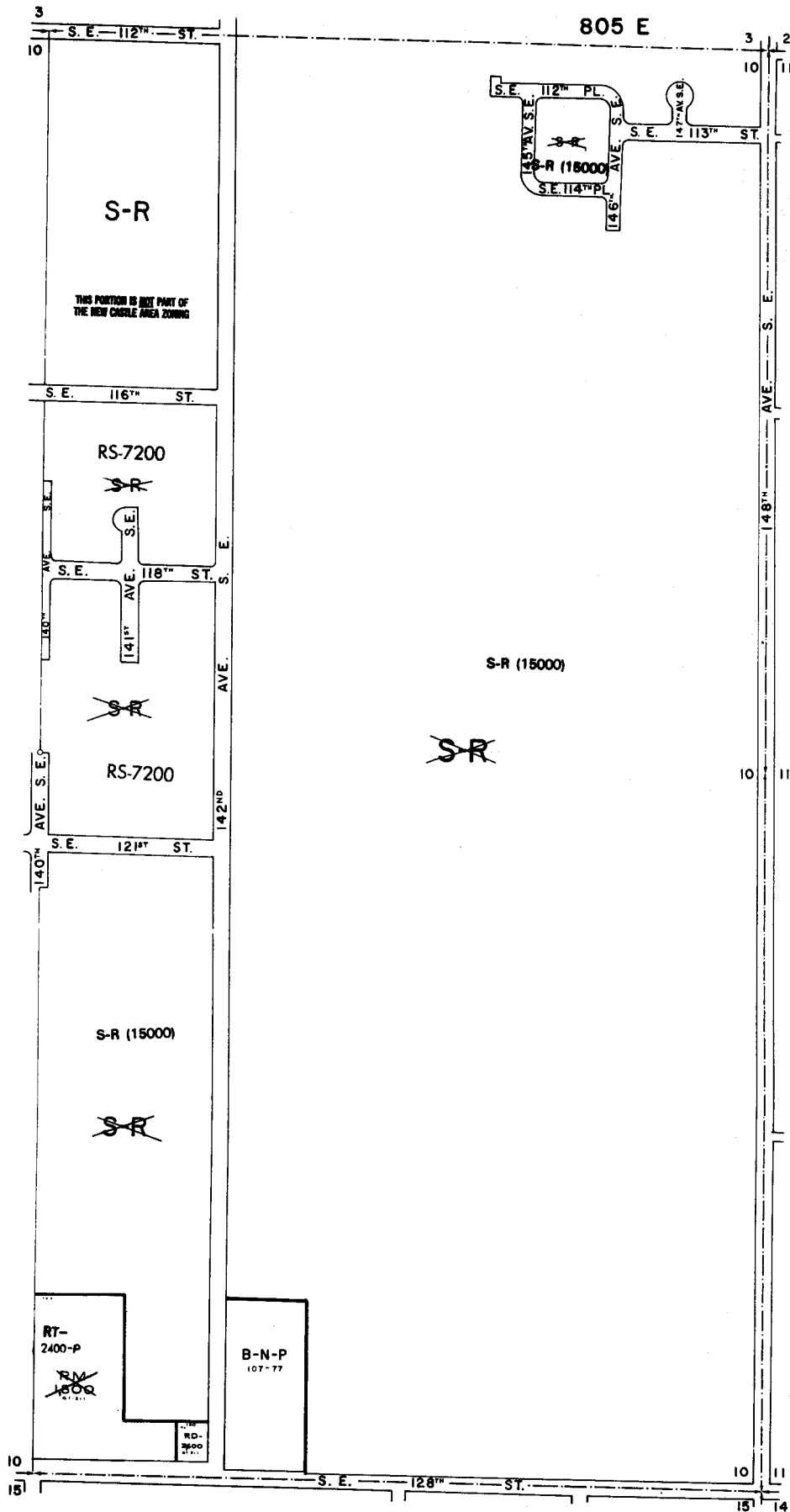
RM-1800 to RT-2400-P (Townhouse, 12 to 18 Units Per Acre)

This zoning change designates this area for townhouse residential development at 12 to 18 units per acre, consistent with Newcastle Community Plan policy N-13. See the discussion of the 138 Ave. SE and SE 128th St. (Cemetery Road) Business Area on p. 11 .

This zoning change also establishes the following site plan approval condition:

- o Construct sidewalk along SE 128th St.

NOTE: An area shown on this map was annexed to the City of Renton in the Cascadia and Union Avenue Annexations, 1982.



E 10-23-5

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in the area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units Per Acre, p. 18 .

S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .



S-R and B-C to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering and it implements Newcastle Community Plan policies N-9 and N-10. Also, see the discussion of Single Family Development at One Unit per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57.

S-R, S-R (potential RM-900), S-R (Potential B-N), S-R (Potential RM-1800) and B-N to S-R(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, pp. 20-21.

The reasons for the removal of outright neighborhood business zoning, potential business zoning and potential multifamily zoning are the following:

1. Coalfield is outside the sewer local service area and many business uses and most multifamily development would require sewers.
2. These sites are not presently developed for business or multifamily uses and are in an area that is generally undeveloped or developed with residences. Single family zoning is more compatible with the surrounding area than business or multifamily zoning.
3. The proposed business area is about 5 acres in area which should be a sufficient size to accommodate local neighborhood business needs. According to King County Comprehensive Plan policy B-13, neighborhood business areas should be 3-6 acres in size.
4. The reduction in area zoned for business uses reflects the lower residential densities proposed for the May Valley and East Renton Plateau Subareas in the Newcastle Community Plan.

S-R (potential RM-900) to S-R (15,000)-P

See the discussion under changes to S-R (15,000) above for the reasons for this zoning change.

In addition, the William Wilson House (King County Historic Survey File No. 0080) is located at this site. The Newcastle Community Plan recommends that this site be nominated to the National and/or State Historic Register. This zoning change is consistent with Newcastle Community Plan policies N-30 and N-31. See the explanation of the P-suffix for historic sites on pp. 53-55.

#### S-R (Potential B-N) to B-N (Neighborhood Business)

This zoning change provides for a slight expansion of business zoning at Coalfield. This is consistent with Newcastle Community Plan policy N-22 because some potential business zoning is removed in this area, and this small parcel is contiguous to B-C-P zoning (community business) on two sides.

#### B-N-P to B-N-P (Neighborhood Business)

In addition to the site plan approval conditions established by Ordinance #5184 (BALD File No. 301-79-R), the following conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

#### S-R and S-R (potential B-N) to G-5-P

This zoning change establishes a maximum density of one house per five acres in the May Creek floodplain, and it implements Newcastle Community Plan policy N-7. See the discussion of removal of B-N zoning

above under changes to S-R (15,000). Also, see the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20 .

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)





S-R to SC-P (North of SE 113th Pl.)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57.

B-N and S-R to G-5-P

This area is within the floodplain for May Creek, and this zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot). This change implements Newcastle Community Plan policy N-7. See the discussion of the removal of business zoning under changes to SR-(15,000), E 11-23-5, p. 19, and the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20.

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

RM-900 to RM-900-P

This zoning change establishes the following site plan approval condition:

- o Uses should be limited to the existing mobile home park or new uses which are compatible with adjacent single family areas to the west and east and duplex development to the south of the site. New uses considered compatible with the surrounding area would be single family housing or duplexes which can be accommodated by on-site wastewater (septic) systems.

S-R to S-R(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, pp. 18.

S-R to SC-P (South of S-R 900/Renton-Issaquah Road)

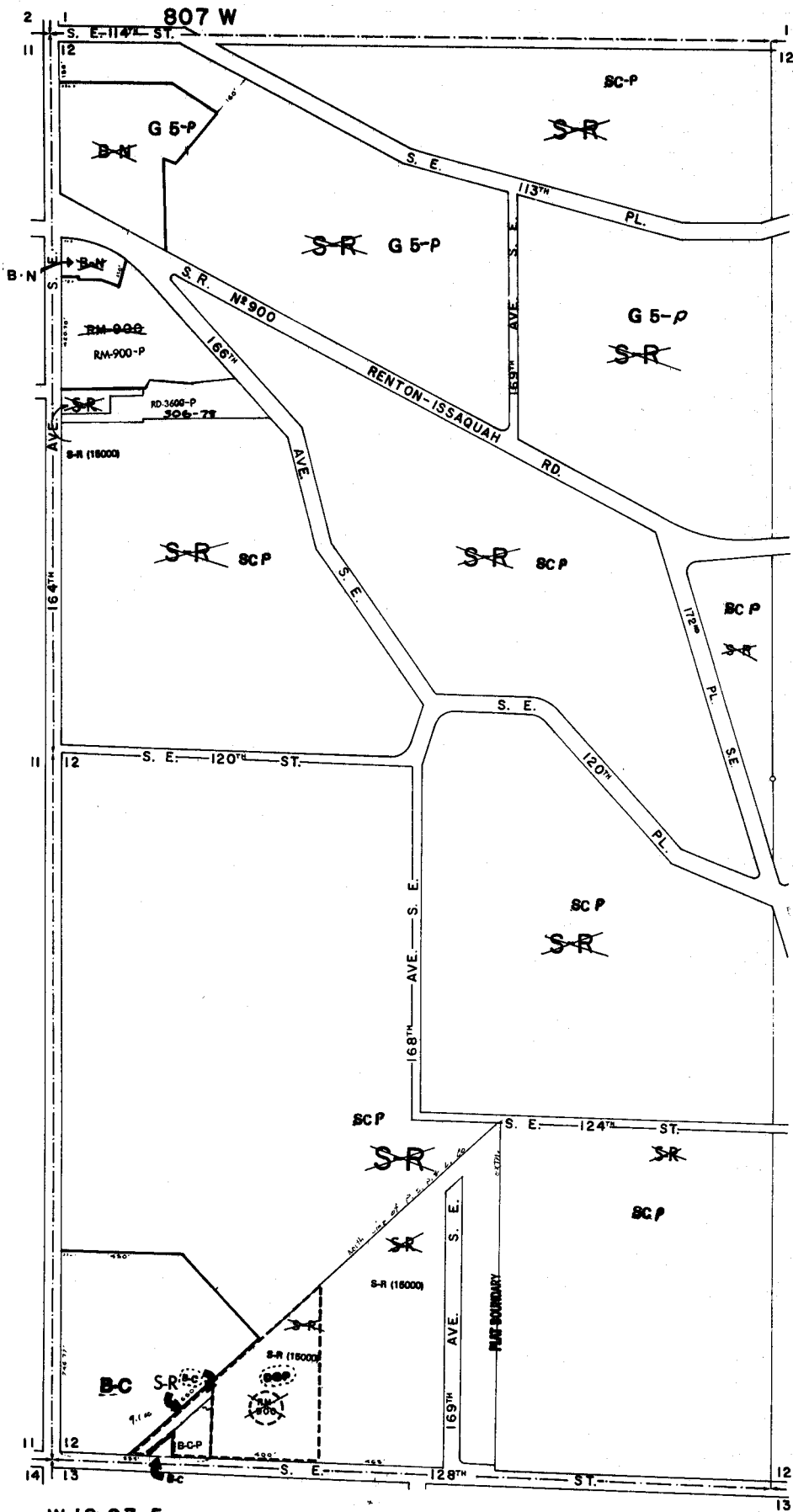
This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57.

S-R (potential RM-900) to S-R (15,000) (potential C-G-P)

This zoning change provides the potential for mini-warehouse storage use on this site. A zone reclassification to C-G-P would be consistent with the Newcastle Plan, subject to the following site plan approval conditions:

1. The use shall be limited to mini-warehouse storage.
2. Landscaping shall be provided to screen the development from adjacent single family zoned property.



W 12-23-5

RENTON

S-R to SC-P (North of SE 113th Pl.)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57.

S-R to G-5-P

This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot), and this area is within the floodplain for May Creek. See the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20.

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

S-R to SC-P (south of Renton-Issaquah Road/S.R. No. 900)

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan Policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57.

S-R to SC-P (South of Renton-Issaquah Road/S.R. No. 900, Unclassified Use Permit 217-77)

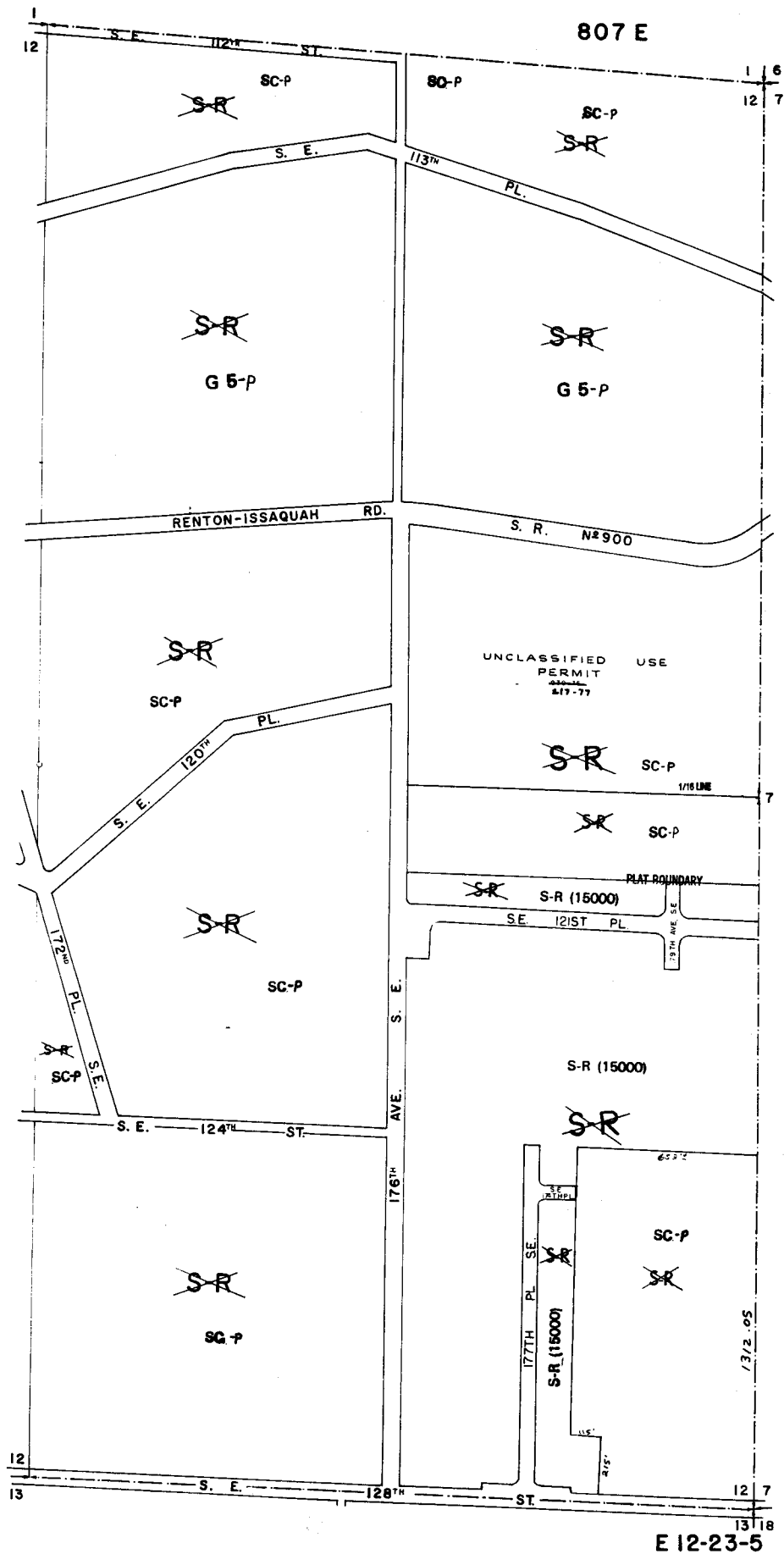
In addition to the condition requiring open space described above, the following landscaping conditions apply:

1. Along side and rear property lines not abutting public streets (south and east property lines), a Type I landscaping strip (screen) with a minimum width of 20 feet shall be provided.
2. Adjacent to all arterial and local access streets, a Type II landscaping strip (visual buffer) with a minimum of 25 feet shall be provided. (K.C.C. 21.51).

Also see the discussion of Single Family Development at One Unit per Acre, Clustered at Quarry Sites on pp. 18-19.

S-R to S-R(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, pp. 18.



RS-15,000 to SC-P (North of Renton-Issaquah Rd/S.R. No. 900)

This zoning change establishes a maximum density of one house per acre with lot clustering. This change is consistent with Newcastle Community Plan policies N-9 and N-10.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. Also, see the discussion of the P-suffix in the SC zone on p. 57 .

RS-15,000 and S-E to G-5-P

This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot), and this area is within the floodplain for May Creek. This zoning change is consistent with Newcastle Community Plan Policy N-7. See the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20.

The following site development conditions apply:

1. New permanent structures designed to be used for human habitation, commerce, employment or public assembly shall not be permitted anywhere in the floodplain.
2. Grading and/or filling which reduces the storage capacity of the floodplain, raises the elevation of the 100-year flood or obstructs the site's ability to pass the 100-year flood shall not be permitted.
3. New graded vehicular access to lands or structures located within the floodplain or in the flood free area shall not obstruct flow, impound water, or reduce the storage capacity of the floodplain.
4. Subdivision of parcels within the Flood Hazard Area shall provide a minimum of 5000 square feet of buildable area outside the floodplain. Lots shall have year-round flood free access to the buildable area which does not obstruct flow, impound water or reduce the storage capacity of the floodplain.
5. Barbed wire fencing or better shall be installed ten feet from the top of the stream bank on both sides of the stream as a condition of development when animals are to be kept on the site. If the stream lies in a shallow depression, without banks, the fence should be set two feet from the normal water's edge. To provide stream access for watering livestock, entrance ramps to the stream can be constructed inexpensively. At a ramp, the fence can extend two feet into the water for a distance of ten feet. The ramp can be constructed of railroad ties. (See page 68 of the Newcastle Plan.)

S-E to S-E-P

This zoning change is consistent with Newcastle Community Plan policy N-8, and it applies to property adjacent to the May Creek floodplain.

The five P-suffix conditions listed under the G-5-P zone above would apply to this area. The following additional condition for septic tank approval also applies:

- o Because of poor winter drainage in this area, approval for any further subdivision of the existing lots should be based on Health Department approval of mid-winter percolation tests for septic tank drainfields.

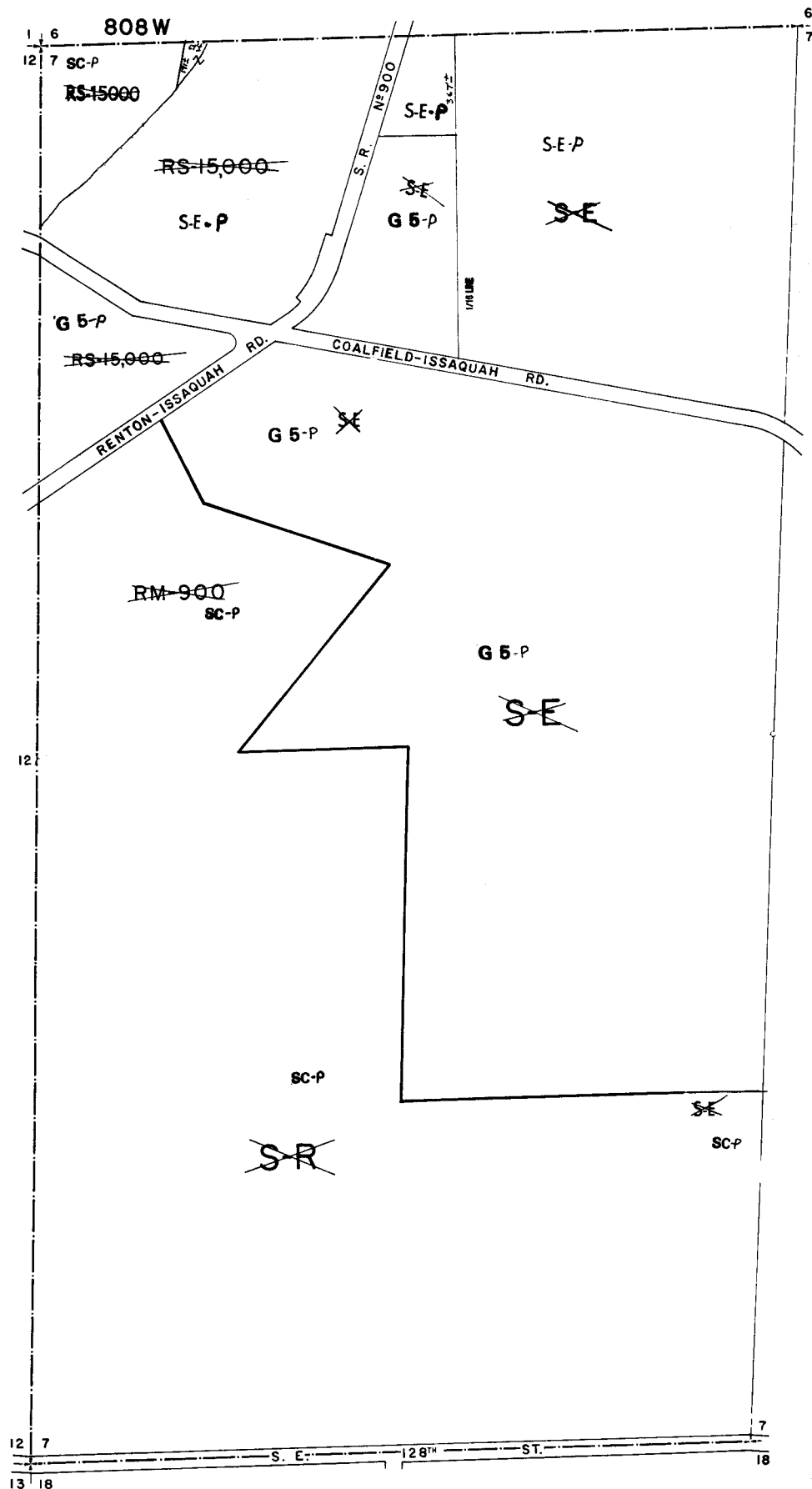
S-R, RM-900, and S-E to SC-P (south of Coalfield-Issaquah Rd)

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan Policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

RS-15,000 to S-E

This zoning change establishes a maximum density of One House per Acre, and it is consistent with Newcastle Community Plan policy N-8.



W 7-23-6

S-E to G-5 (North of Coalfield-Issaquah Road)

This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot). This change is consistent with Newcastle Community Plan policy N-8. See the discussion of Single Family Development at One House per Five Acres under Squak Mountain Subarea on pp. 16-17 .

S-E to G-5 (south of Coalfield-Issaquah Road)

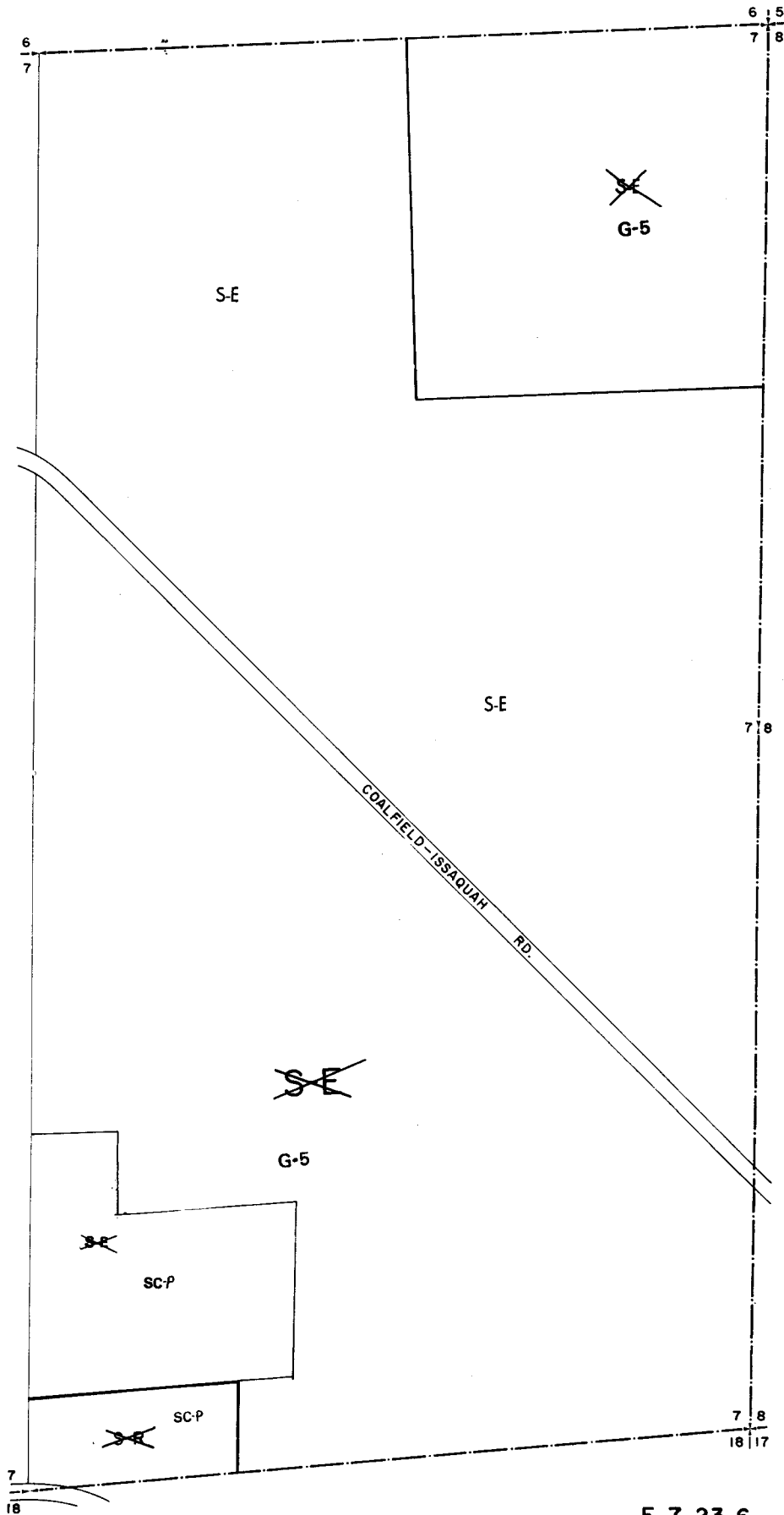
This zoning change establishes the same maximum density, one unit per 5 acres, as discussed above. This area includes land within the floodplain of Mason Creek, property within a seasonal wetland, or adjacent to a tributary on May Creek. This zoning change is consistent with Newcastle Community Plan policy N-7. See the discussion of Single Family Development at One Unit per Five Acres under May Valley Subarea on pp. 19-20.

S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan Policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

808E

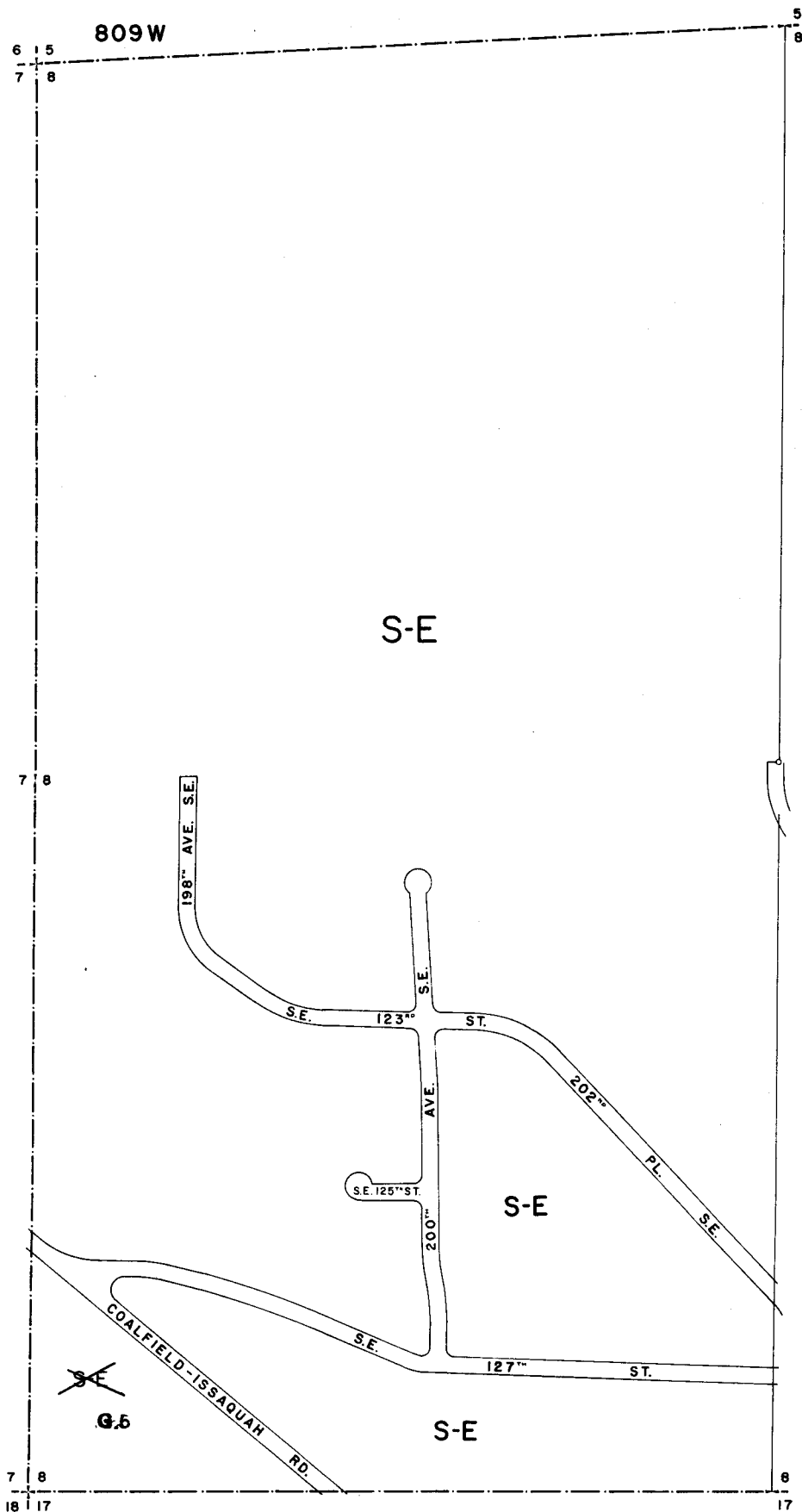




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809 W

S-E to G-5

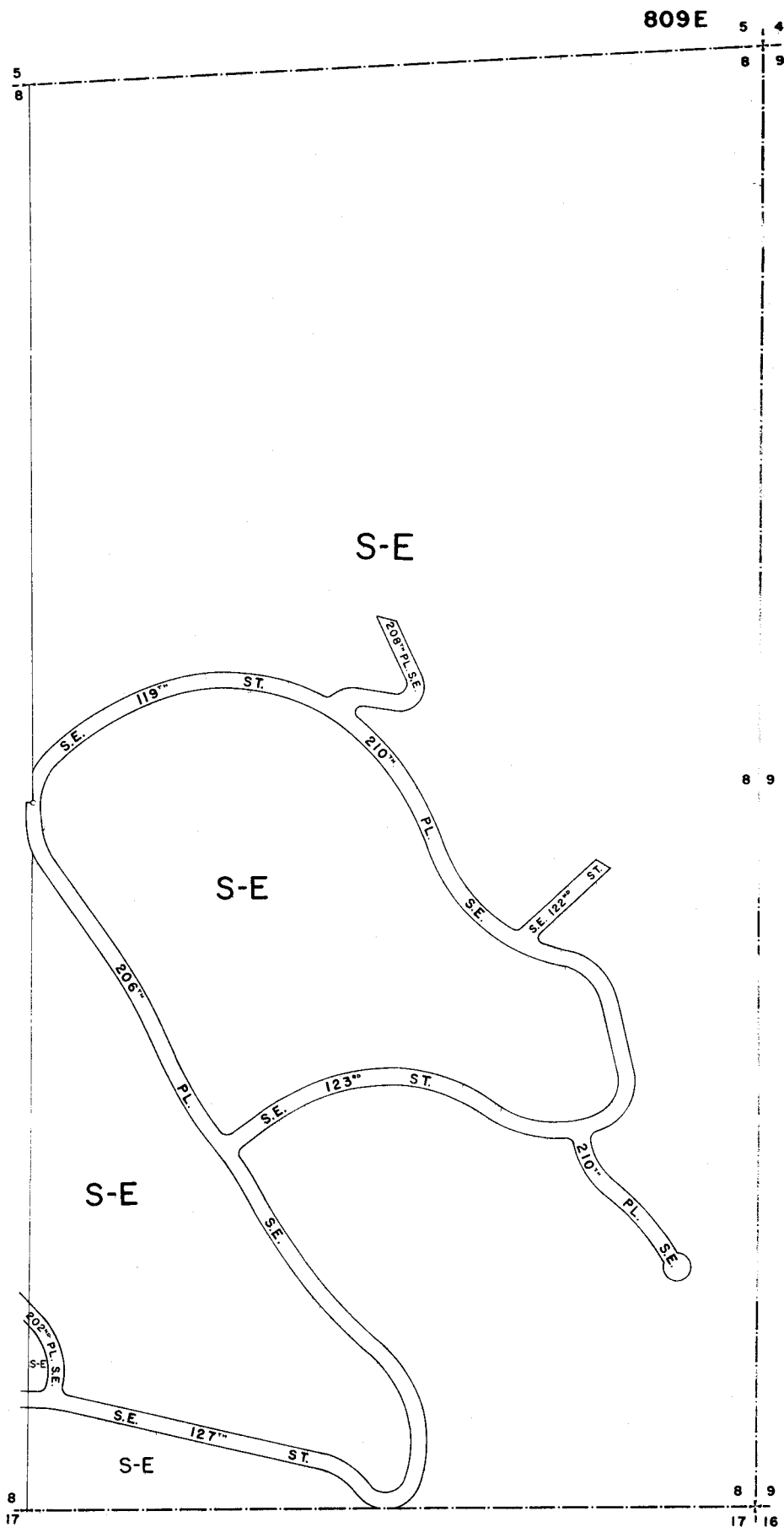
This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot). This area includes land within the floodplain of Mason Creek. This zoning change is consistent with Newcastle Community Plan policy N-7. See the discussion of Single Family Development at One Unit per Five Acres under May Valley Sub-area on pp.19-20.



W 8-23-6

E 8-23-6  
809 E

No changes in this area.



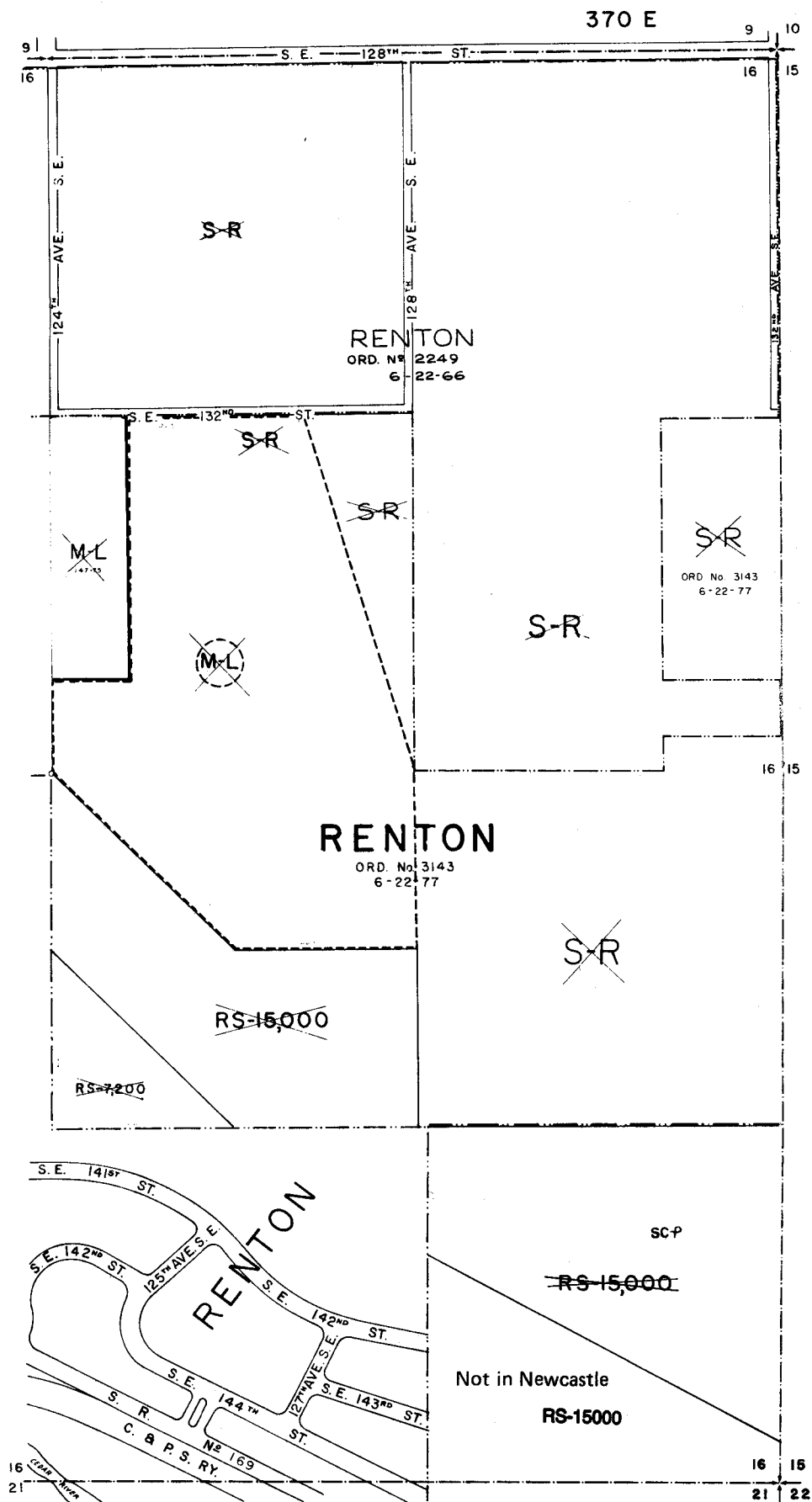
E 8-23-6

E. SAMMAMISH

RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .



Parcel 1: S-R to RM-1800-P (High Density Multifamily)

This zoning change designates this site for high density multifamily development at 18 to 24 units per acre. It also establishes the following site plan approval condition:

- o Construct sidewalks along SE 128th St.

Parcel 2: S-R to RT-2400-P (Townhouse)

This zoning change designates the site for townhouse development at 12 to 18 units per acre. It also establishes the following site plan approval condition:

- o Construct sidewalks along SE 128th St.

Parcel 3: RM-1800-P (High Density Multifamily)

The following site plan approval conditions apply in addition to conditions established under Ordinance #4810, (BALD File No. 115-79R).

- o Consolidate access with adjacent properties.
- o Construct sidewalks along 128th Ave. SE.

Parcel 4: RM-900-P (Maximum Density Multifamily and Professional Office)

The following site plan approval conditions apply in addition to conditions established under Ordinance #4810, (BALD File No. 115-79-R):

- o Consolidate access with adjacent properties.
- o Construct sidewalks along 128th Ave. SE.

Parcel 5: RM-900-P (Maximum Density Multifamily and Professional Office)

In addition to site plan approval conditions established under Ordinance #3935, (BALD File No. 245-78-R), the following conditions apply:

- o Consolidate access with adjacent properties.
- o Construct sidewalks along 128th Ave. SE.

Parcel 6: S-R, Potential B-N to BR-N-P (Mixed Business and Residential, Neighborhood Scale)

This zoning change permits neighborhood business uses alone or mixed business and residential projects. It also establishes the following site plan approval conditions:

- o Develop joint access with property to the east (#7).
- o Construct sidewalk along SE 128th St.

Parcel 7: B-N to B-N-P (Neighborhood Business)

This zoning change establishes the following site plan approval conditions:

- o Develop joint access with property to the west (#6).
- o Construct sidewalk along SE 128th St.

Parcel 8: B-N to BR-N-P (Mixed Business and Residential, Neighborhood Scale)

This zoning change continues to permit neighborhood business uses alone, but it would also allow mixed business and residential projects. It establishes the following site plan approval conditions:

- o Develop joint access with property to the east (#9).
- o Construct sidewalk along SE 128th St.

Parcel 9: B-N to B-N-P (Neighborhood Business)

This zoning change establishes the following site plan approval conditions:

- o Develop joint access with property to the west (#8).
- o Construct sidewalk along SE 128th St.

S-R to RS-9600

This zoning change establishes a minimum lot size consistent with the character of the single family neighborhood and the existing density of development in this area.

RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 15-16.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57.

**NOTE:** An area shown on this map was annexed to the City of Renton in the Cascadia and Union Avenue Annexations, 1982.





E 15-23-5  
810 E

S-R, Potential RM-1800, and S-R to RT-2400-P

This zoning change designates this area for townhouse residential development at 12 to 18 units per acre. It also establishes the following P-suffix (site plan approval) condition for these parcels:

- Construct sidewalk along SE 128th Street.

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

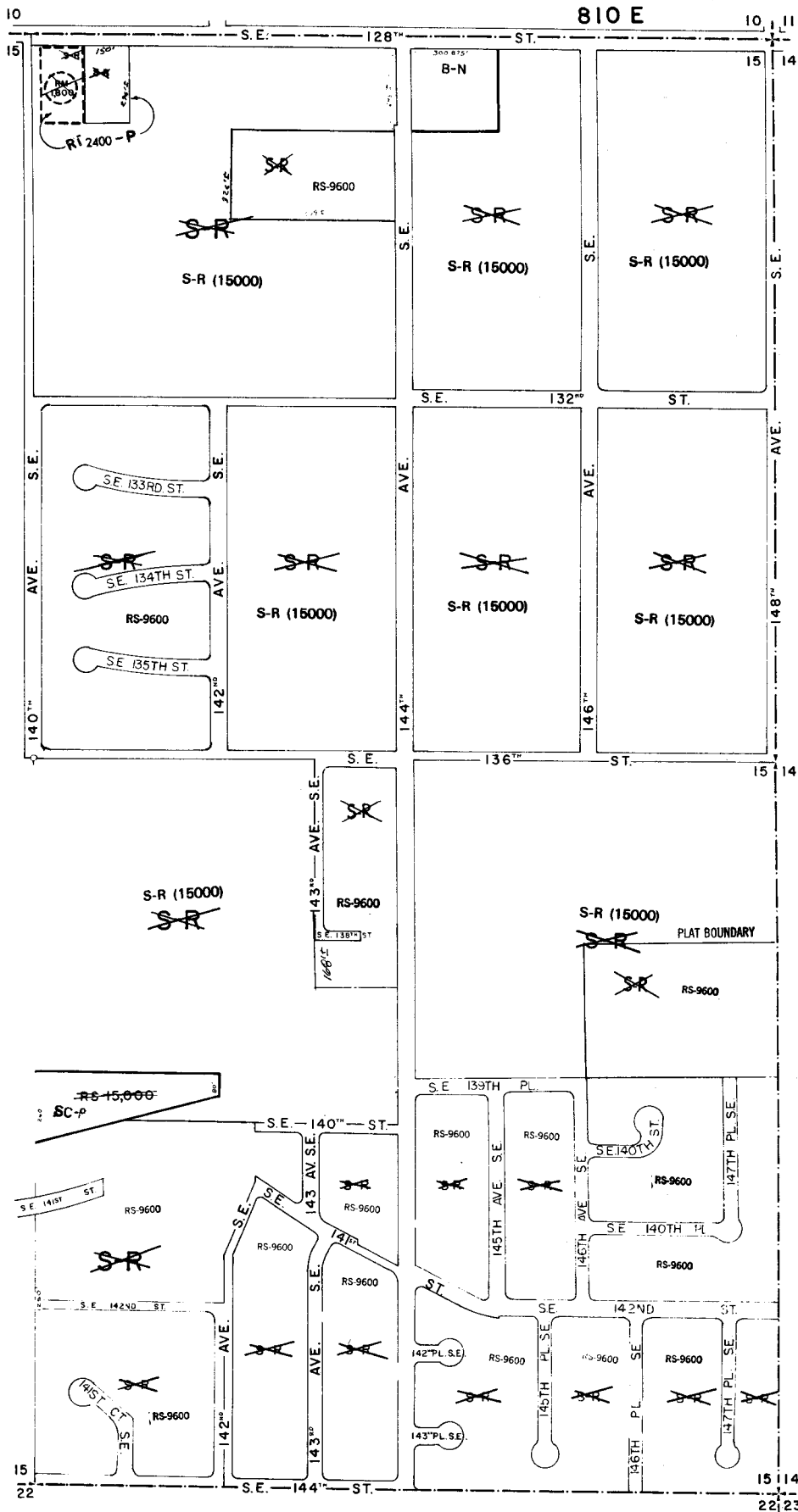
RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to RS-9600

This zoning change establishes a minimum lot size consistent with the character of the single family neighborhood and the existing density of development in this area.



E 15-23-5

RENTON

W 14-23-5  
811 W

S-R to S-R(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

S-R to RS-9600

This zoning change establishes a minimum lot size consistent with the character of the single family neighborhood and the existing density of development in this area.



E 14-23-5  
811 E

S-R and S-R (potential RM-1800) to S-R(15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. The reason the potential multifamily zoning is removed is that this area is not authorized for sewer service, and according to County policy, multifamily development would require sewers.

This zoning change is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .



W 13-23-5  
812 W

S-R, S-R (potential C-G), S-R (potential RM-900), S-R (potential RM-1800) and RS-15,000 to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. This area is outside the sewer local service area established by the Newcastle Community Plan. The reason potential commercial zoning is removed is that this area is not authorized for sewer service and most uses in the C-G zone would require sewers. The potential multifamily zoning is removed because, according to County policy, most multifamily development would require sewers. This zoning change is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .





E 13-23-5  
812 E

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .



S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to RS-15,000

This zoning change establishes a minimum lot size of 15,000 square feet and allowable uses consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .



S-R and S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

S-E to G-5

This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot). This area contains land within the floodplain of Mason Creek. This zoning change is consistent with Newcastle Community Plan policy N-7. See the discussion of Single Family Development at One Unit Per Five Acres under the May Valley Subarea on pp. 19-20 .

S-R to RS-15,000

This zoning change establishes a minimum lot size of 15,000 square feet and allowable uses consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .



S-E to G-5

This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot). This area contains land within the floodplain of Mason Creek. This zoning change is consistent with Newcastle Community Plan policy N-7. See the discussion of Single Family Development at One Unit per Five Acres under the May Valley Subarea on p. 19-20.

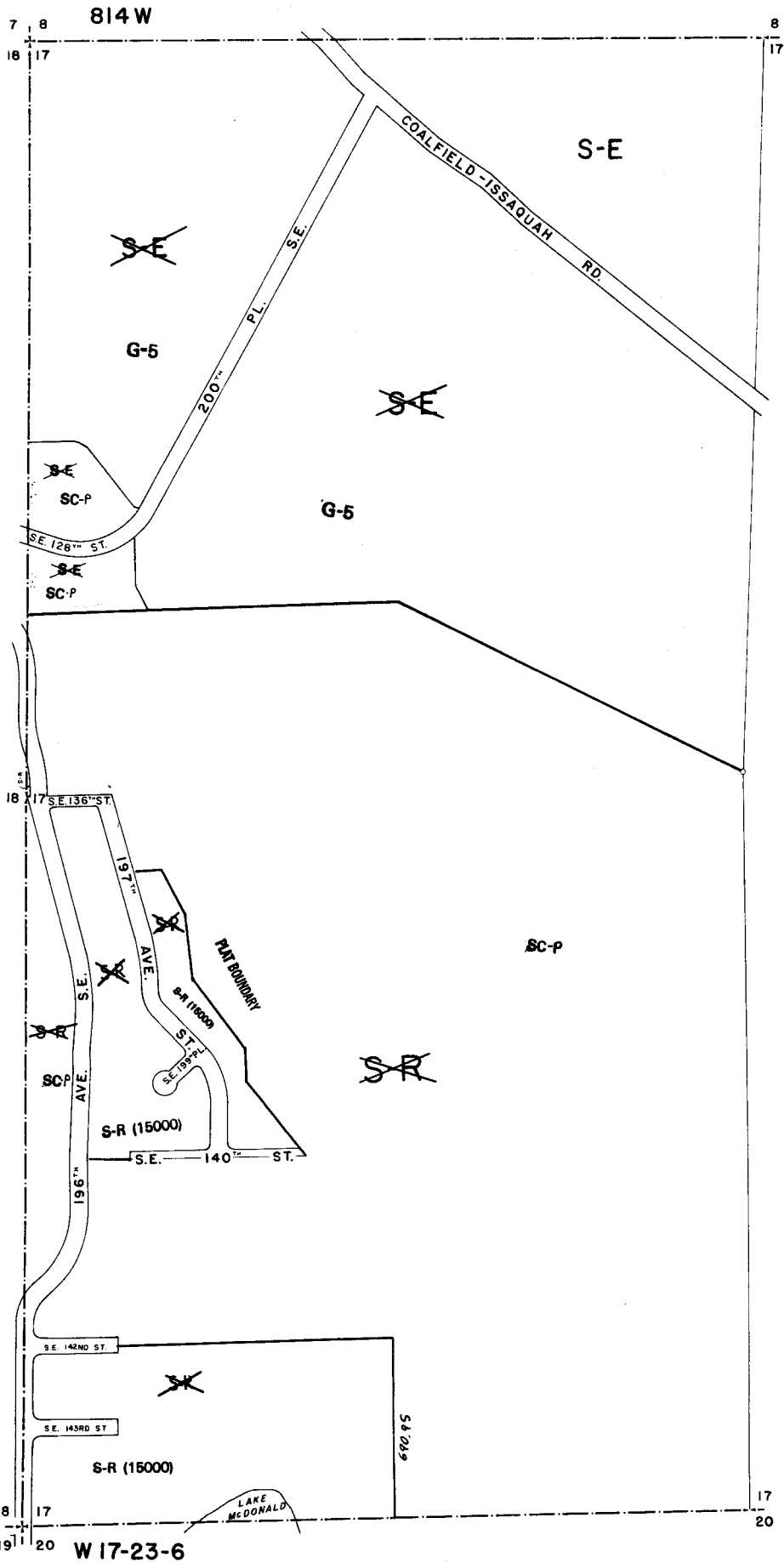
S-R and S-E to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .





S-E and S-R to G-5

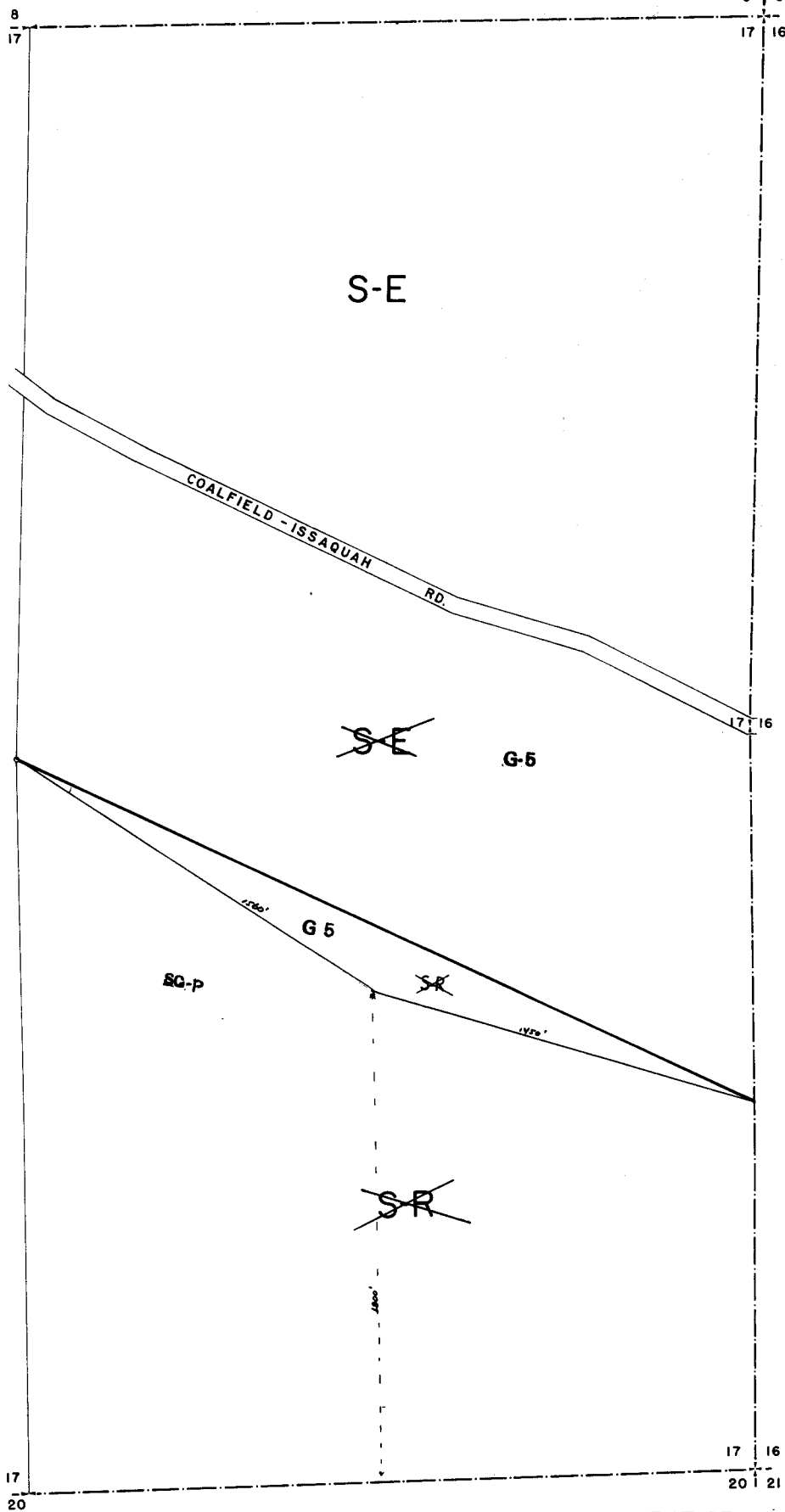
This zoning change establishes a maximum density of one house per five acres (except for existing lots between 2-10 acres which may be short subdivided to create one additional lot). This area contains land within the floodplain of Mason Creek. This zoning change is consistent with Newcastle Community Plan policy N-7. See the discussion of Single Family Development at One Unit per Five Acres under the May Valley Subarea on pp. 19-20.

S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

814E



E. SAMMAMISH

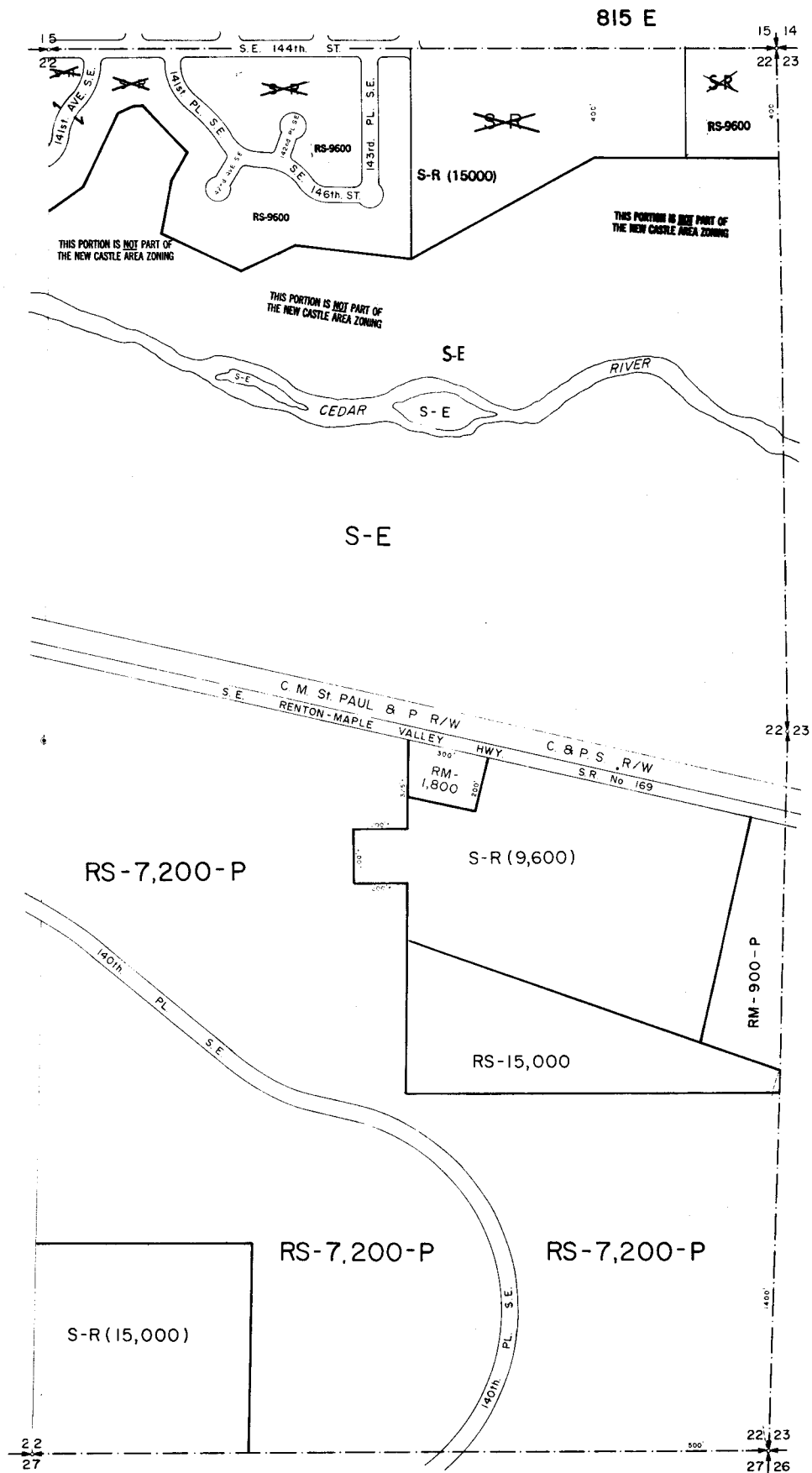
E 22-23-5  
815 E

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

S-R to RS-9600

This zoning change establishes a minimum lot size of 9600 square feet consistent with the character of the single family neighborhood and the existing density of development in this area.



E22-23-5

S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp.20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

S-R to RS-9600

This zoning change establishes a minimum lot size of 9600 square feet consistent with the character of the single family neighborhood and the existing density of development in this area.



S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .





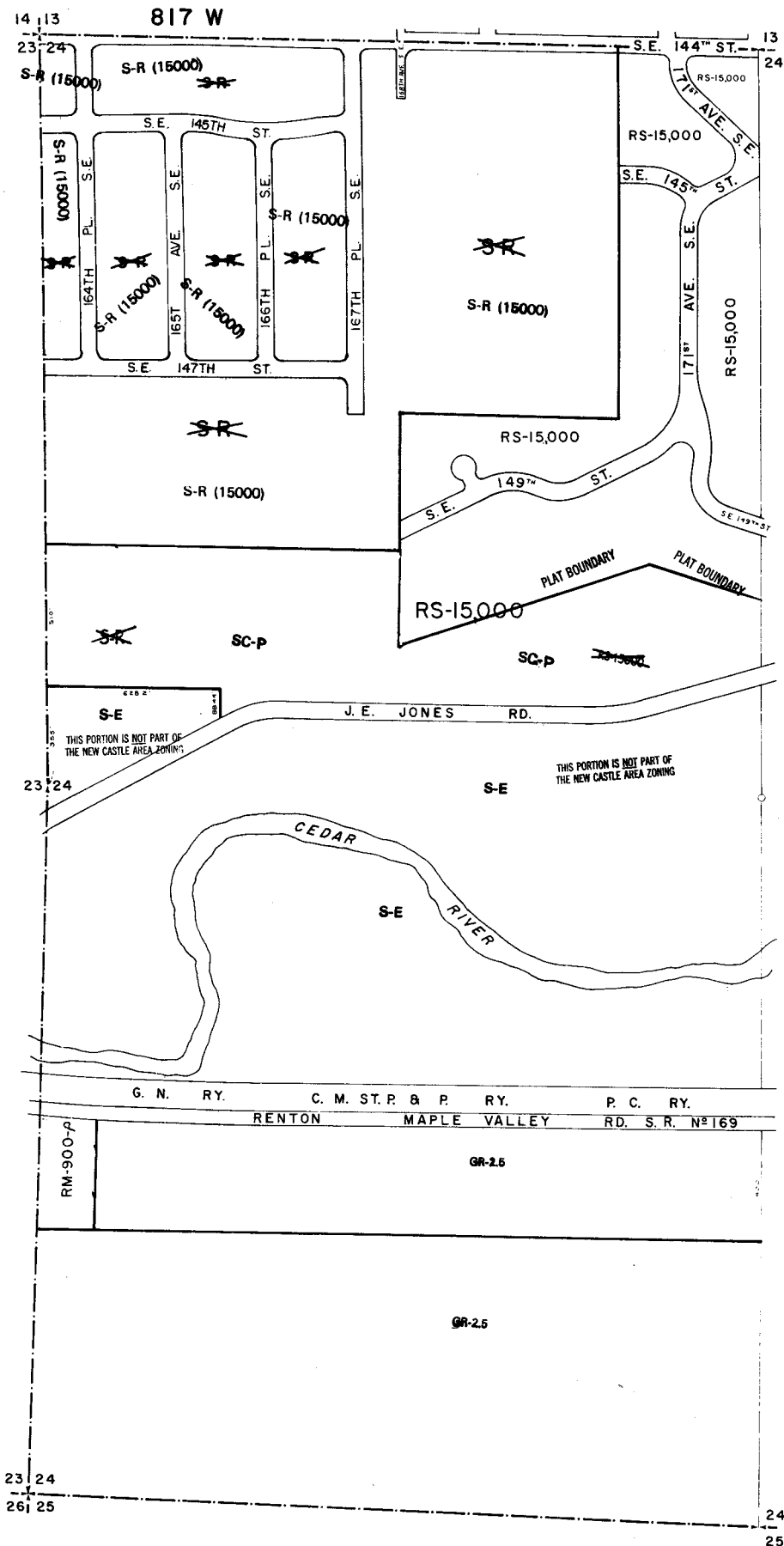
S-R to S-R (15,000)

The addition of the density suffix establishes a minimum lot size consistent with the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering and it implements Newcastle Community Plan policies N-6 and N-10. Also see the discussion of Single Family Development at One Unit per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

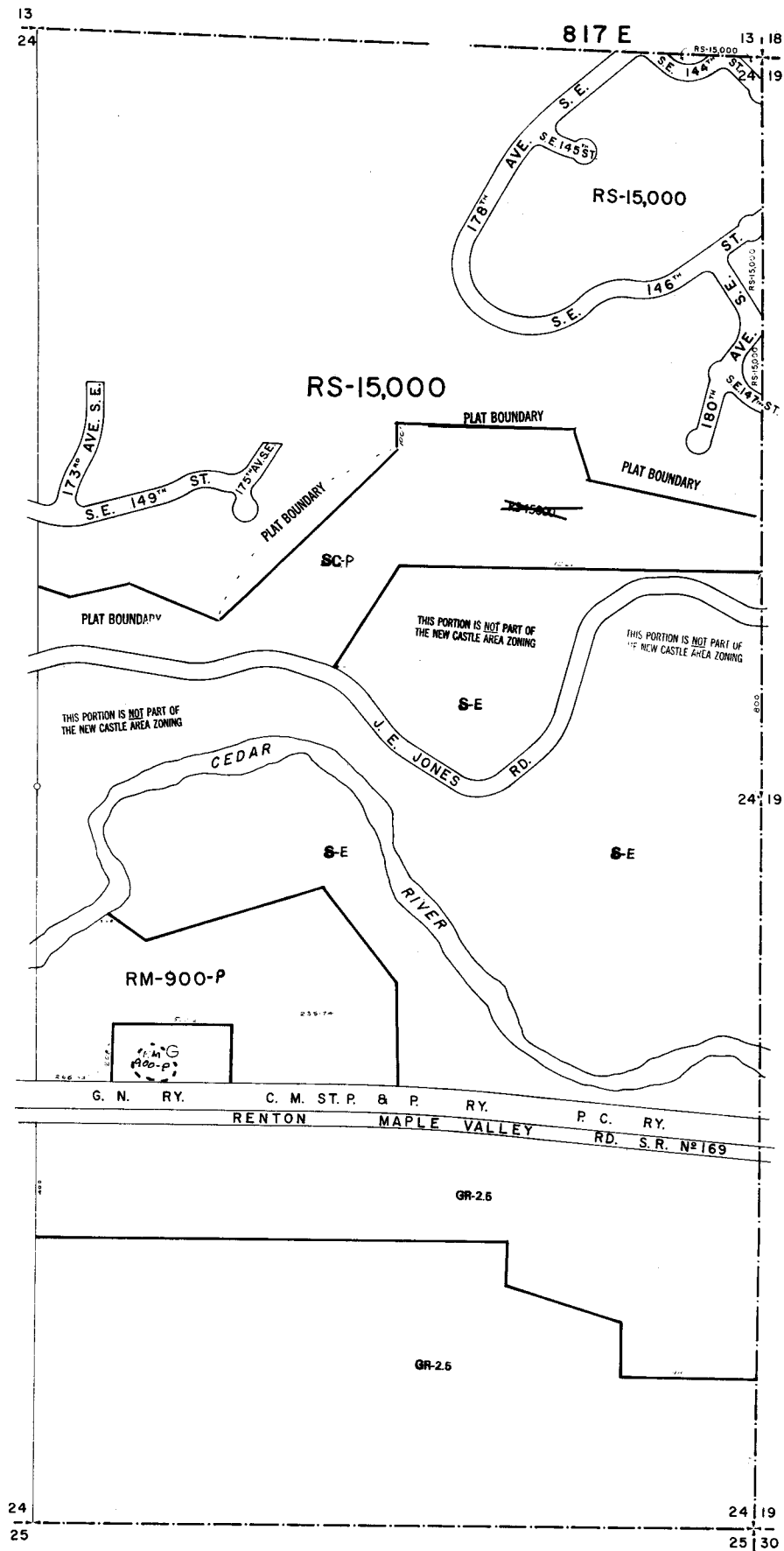


W 24-23-5

RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .



E 24-23-5

RENTON

W 19-23-6  
818 W

S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .



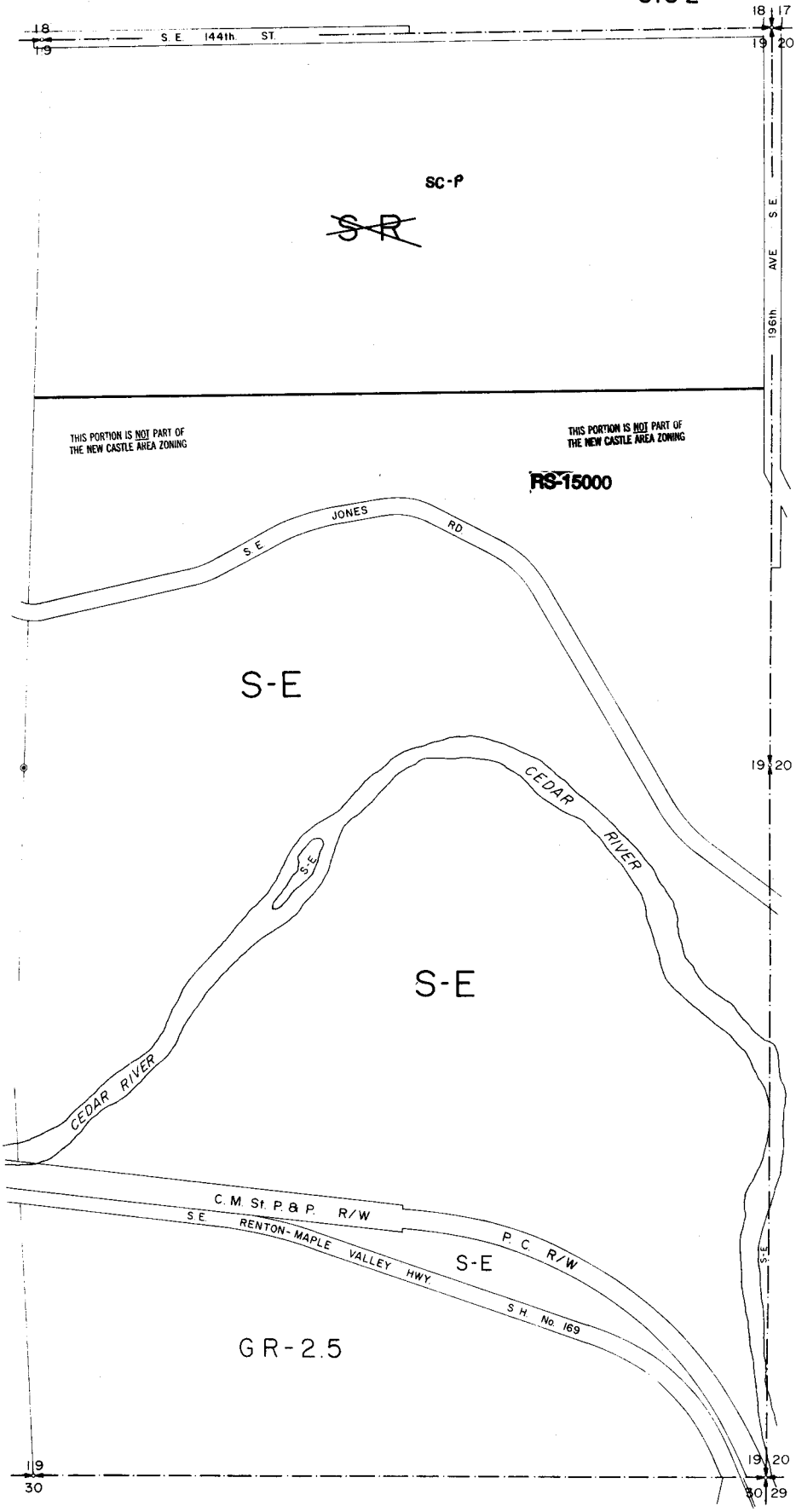
E 19-23-6  
818 E

S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

818 E



E19-23-6



S-R to RS-15,000

This zoning change establishes a minimum lot size of 15,000 square feet and allowable uses consistent with the character of the single family neighborhood and the level of services available in this area. It is consistent with Newcastle Community Plan policy N-6. Also, see the discussion under the East Renton Plateau Subarea, Single Family Development at One to Two Units per Acre, p. 18 .

RS-15,000 and S-R to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .

G-to SC-P (Potential Q-M)

See the reasons for the SC-P zone and discussion of the P-suffix condition under changes to SC-P above. The potential Q-M designation indicates this area's potential suitability for Quarrying and Mining zoning. A gravel pit is located at this site. This zoning change is consistent with Newcastle Community Plan policy N-28.

The following additional P-suffix (site plan approval) landscaping conditions shall apply.

1. Along side and rear property lines not abutting public streets, a Type I landscaping strip (screen) with a minimum width of 20 feet shall be provided.
2. Adjacent to all arterial and local access streets, a Type II landscaping strip (visual buffer) with a minimum width of 25 feet shall be provided (KCC 21.51).

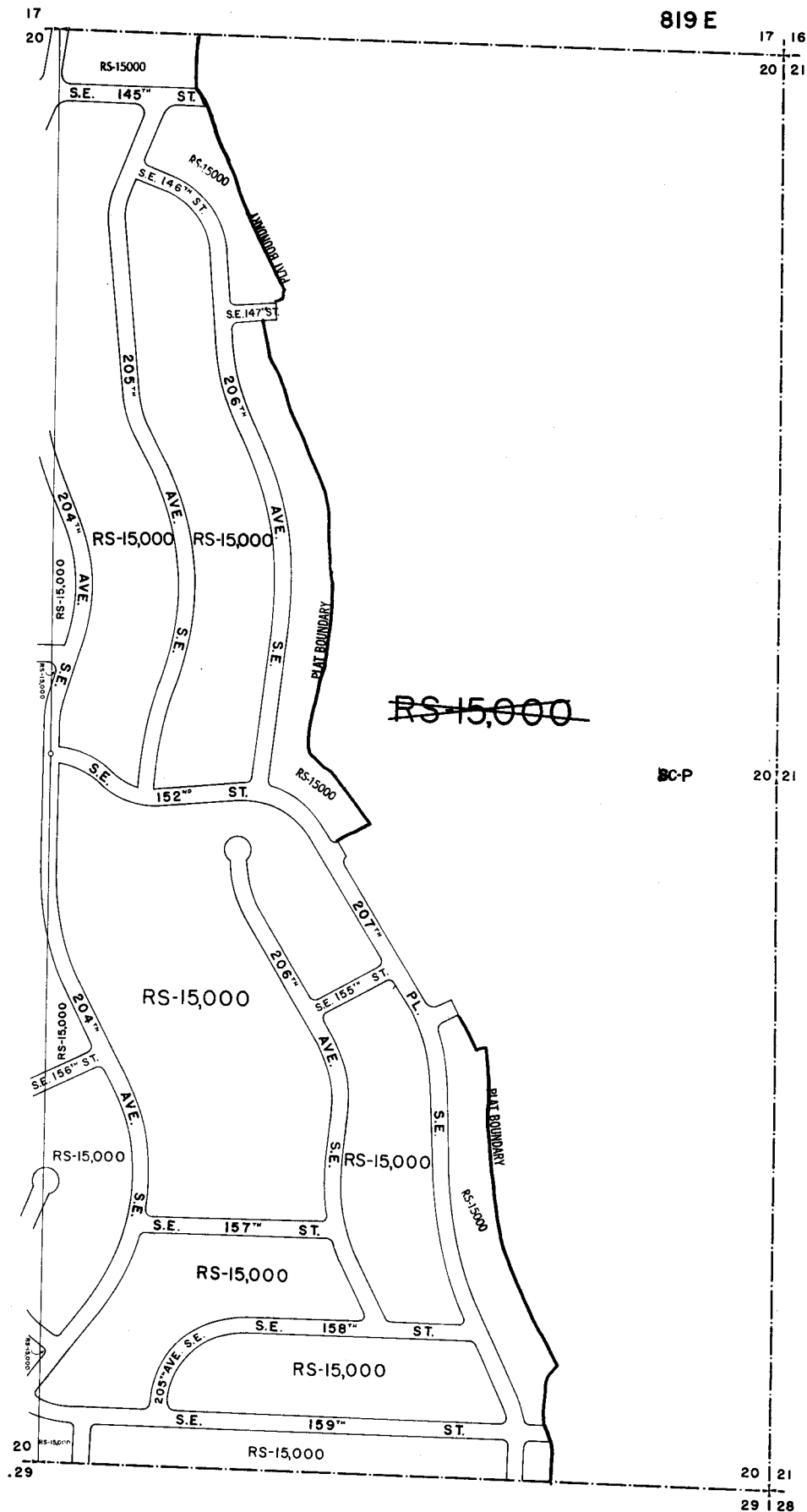
Also see the discussion of Single Family Development at One Unit Per Acre, Clustered at Quarry Sites under East Renton Plateau Subarea on pp. 18-19.



RS-15,000 to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit Per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57 .



W 29-23-6  
824 W

G to SC-P (potential Q-M)

This zoning change establishes a maximum density of one house per acre with lot clustering and the potential Q-M designation indicates this area's potential suitability for Quarrying and Mining zoning. A gravel pit operation is located at this site. This zoning change is consistent with Newcastle Community Plan policies N-6, N-10 and N-28. See the discussion of Single Family Development at One Unit Per Acre, Clustered at Quarry Site under East Renton Plateau Subarea on pp.18-19.

The following site plan approval conditions apply:

1. When lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. (See P-suffix in the SC zone on p. 57.)
2. Along side and rear property lines not abutting public streets, a Type I landscaping strip (screen) with a minimum width of 20 feet shall be provided.
3. Adjacent to all arterial and local access streets, a Type II landscaping strip (visual buffer) with a minimum width of 25 feet shall be provided (KCC 21.51).

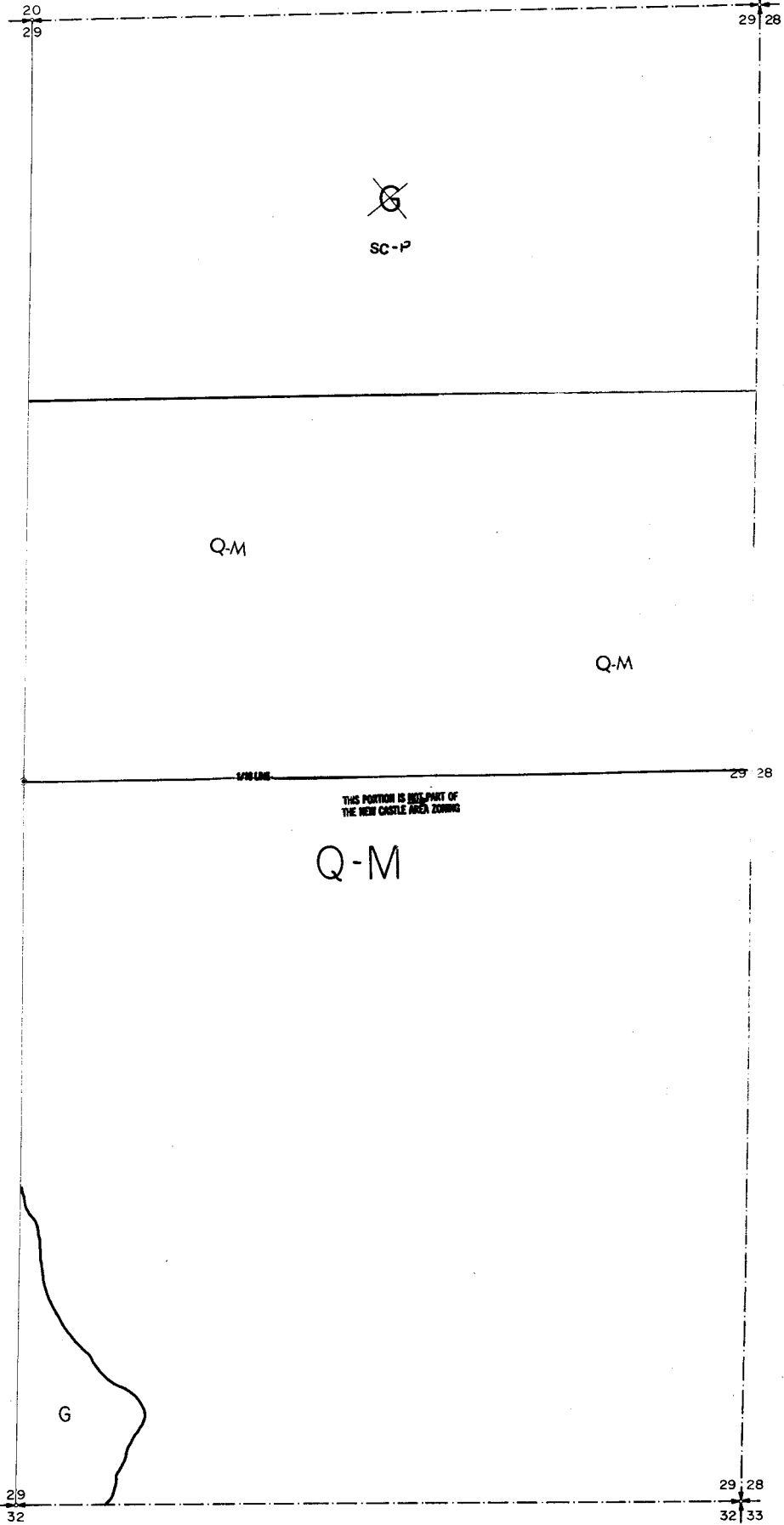


G to SC-P

This zoning change establishes a maximum density of one house per acre with lot clustering, and it implements Newcastle Community Plan policies N-6 and N-10. Also, see the discussion of Single Family Development at One Unit per Acre, Clustered under East Renton Plateau Subarea on pp. 20-21.

The P-suffix condition requires that when lot clustering occurs in the SC zone, the reserve tract should be dedicated or reserved as permanent open space rather than set aside for future resubdivision. For further information, see the discussion of the P-suffix in the SC zone on p. 57.

824 E







# APPENDIX A

## ZONING CODE SYNOPSIS

### Chapter 21.08 RS Residential Single Family Classification

Provides an area for single family dwellings and townhouses at urban densities and other related uses which contribute to a complete urban residential environment. These other uses, churches, schools, libraries, etc., are considered compatible with single family residential uses.

#### RS 5000 - Dimensional Standards

*min. lot area: 5,000 sq. ft. \**  
*min. lot width: 40 feet*  
*lot coverage: 35 percent*  
*front yard: 20 feet. key & transitional lots may be reduced to 15'*  
*side yard: 5 feet*  
*rear yard: 5 feet for dwelling units*  
*height: 30 feet; non-residential buildings may be increased by 1' for each foot of additional side yard to a maximum of 50 feet.*

#### RS 7200 - Dimensional Standards

*min. lot area: 7,200 sq. ft. \**  
*min. lot width: 60 feet*  
*front, side & rear yards; height & lot coverage same as RS 5000*

#### RS 9600 - Dimensional Standards

*min. lot area: 9,600 sq. ft. \**  
*min. lot width: 70 feet*  
*front, side & rear yards; height & lot coverage same as RS 5000*

#### RS 15,000 - Dimensional Standards

*min. lot area: 15,000 sq. ft. \**  
*min. lot width: 80 feet*  
*front, side & rear yards; height & lot coverage same as RS 5000*

\*NOTE: In new subdivisions within the RS zone, clustering of lots and townhouses are permitted, provided the average allowable density is not exceeded.

### Chapter 21.18 SE Suburban Estate Classification

Provides an area permitting uses and activities more rural, e.g., horses, private stables, chickens and agricultural crops, than is practical in the more concentrated urban areas.

#### SE - Dimensional Standards

*min. lot area: 35,000 sq. ft.*  
*min. lot width: 135 feet*  
*lot coverage: 35 percent*  
*residential building setbacks:*  
*front yard: 30 feet*  
*side yard: 10 feet*  
*rear yard: 10 feet*  
*height: 35 feet except for agricultural buildings*

### Chapter 21.19 SC Suburban Cluster

Permits uses and activities more rural in character than practical in the more concentrated urban areas. Provides flexibility in individual lot size while maintaining a long-term low density character.

#### SC - Dimensional Standards

*Minimum lot area/minimum lot area per dwelling unit: 10 acres except may be reduced through subdividing or short subdividing.*

*Lot dimensions/coverage/height/limits/yards/open space:*

*parcels over five acres: same as "A" except in multiple lot subdivision and short subdivision*

*parcels of five acres or less: same as SE except in multiple lot subdivisions and short subdivisions.*

*Lots in multiple lot subdivisions and short subdivisions: same as nearest comparable RS classification lot area and provided on-site sewage disposal requirements can be met. If public sewers are available, the minimum lot size shall be 9600 square feet.*

*Densities in multiple lot subdivision:*

- 1. Parcels less than five acres: one dwelling unit per acre provided that lot clustering is used to avoid inclusion of sensitive areas in building sites.*
- 2. Parcels with five or more acres: one dwelling unit per acre with lot clustering and the provision of and open space or "reserve" tract greater than or equal to 50% of the site.*

## Chapter 21.20 SR Suburban Residential Classification

Provides for the orderly transition of areas from a suburban to an urban character. Within this classification small scale and intensive agricultural pursuits may be mixed with developing urban subdivisions.

### SR Dimensional Standards

*lot area: in areas for which there is an adopted community plan, the minimum required lot area may be reduced from 5 acres when consistent with a community plan density policy and with dimensional standards, whichever requires the larger lot size. 7,200 or 9,600 sq. ft. with sewers, water, paved streets, curbs, drainage.  
15,000 sq. ft. with approved sewage disposal system, paved streets and walkways.  
min. lot width: 330 ft. unless platted  
front yard depth: 30 ft. unless platted  
side yard depth: 10 ft. unless platted  
rear yard depth: 10 ft. unless platted  
lot coverage: 36%  
height: 30 ft. except for accessory buildings*

## Chapter 21.22 A Agricultural Classification

Preserves agricultural lands and discourages the encroachment of urban type development in areas which are particularly suited for agricultural pursuits.

### A - Dimensional Standards

*min. lot area: 10 acres  
min. lot width: 330 feet  
lot coverage: 60 percent  
height: 35 feet except for agricultural buildings  
Residential buildings setbacks:  
front yard: 30 feet  
side yard: 10 feet  
rear yard: 10 feet*

## Chapter 21.24 G General Classification

Regulates the use of land in areas generally undeveloped and not yet subjected to urban development pressures to prevent the improper location and intrusion of business and industrial uses.

### G - Dimensional Standards

*min. lot area: SE uses 35,000 sq. ft., SR uses 5 acres, A uses 10 acres  
min. lot area/dwelling unit: 35,000 sq. ft. for single family  
min. lot width: 135 feet*

*Residential building setbacks:  
front yard: 30 feet  
side yard: 10 feet  
rear yard: 20 feet for dwelling units  
height: 30 feet except for agriculture buildings*

## Chapter 21.21 GR Growth Reserve

Provides for limited residential growth adjoining existing supporting public facilities but reserves large tracts of open land for possible future urban or suburban growth.

### GR - Dimensional Standards

*min. lot area; min. lot area/dwelling unit: 20 acres except that the area may be reduced through subdivision or short subdivision and lot clustering; and except that lots containing 2-10 acres prior to the application of the GR-5 zone (or 2-5 acres prior to the application of the GR-2.5 zone) may be short subdivided to create one additional lot.*

*max. densities in subdivision and short subdivisions:*

- GR-5: one dwelling unit per five acres with lot clustering and provision of a reserve tract greater than or equal to 75% of the total site.*
- GR-2.5: one dwelling unit per 2.5 acres with lot clustering and provision of a reserve tract greater than or equal to 65% of the total site.*

*In any GR zone, min. lot size of the building sites must be sufficient to meet on-site sewage disposal requirements.*

*Lot dimensions/lot coverage/height limitations and building setbacks: conform to the requirements of the nearest comparable RS or S zone.*

## Chapter 21.16 RM 900 Maximum Density Multiple-Dwelling Restricted Service Classification

Establishes areas permitting the maximum population density and also permits certain uses other than residential, e.g., medical, dental, social services and certain professional offices.

### RM 900 - Dimensional Standards

*min. lot area: 7200 sq. ft.  
min. lot width: 60 feet  
lot coverage: 60 percent for residential uses  
front, side & rear yards: same as RM 2400  
permissible floor area: two times the area of lot; does not apply to dwelling units if the only use on the lot  
lot area/dwelling unit: 900 square feet  
height: 35 feet. Height may be increased 1' for each additional foot of side yard.*

## Chapter 21.25 G-5 General; Five Acres

Provides for an area-wide rural character and prevents premature urban development in areas without adequate urban services.

### G-5 - Dimensional Standards

*min. lot area: five acres except that parcels containing 2-10 acres prior to application of the G-5 zone may be short subdivided to create one additional lot, provided that on-site sewage disposal requirements can be met on both lots.*

*min. lot dimensions: depth-to-width ratio no greater than 4-to-1.*

*height: 35 feet except for agricultural buildings*

*residential building setbacks:*

*front yard: 30 feet*

*side yard: 10 feet*

## Chapter RT Residential, Townhouse

Provides for townhouses (single family dwelling attached by common side walls) either on individually platted lots or on a commonly held site, in a residential environment.

### RT - Dimensional Standards

*min. lot area per dwelling\*\*: varies from 1600 to 3600 sq. ft.*

*lot coverage: 50% for townhouses, 35% for detached dwellings*

*side yard: 5 feet for townhouses at end of row*

*front and rear yards: front 25 ft. rear 20 ft.; front and rear yards may vary by 10 ft., provided each lot has a total of 45 ft. of front and rear yards.*

*lot coverage: 50% structures, 15% impervious surfaces*

*height: same as RS, except that when rows of townhouses are arranged east-to-west, the southerly row's height and rear setbacks must allow a 20 degree sun exposure plane to reach the base of the northern row of townhouses.*

**\*\*NOTE:** lot clustering is allowed in the RT zone provided the average allowable density is not exceeded.

## Chapter 21.10 RD 3600 - Two-Family Dwelling Classification

Permits limited increase in density while maintaining a family living environment.

### RD 3600 - Dimensional Standards

*min. lot area: 7200 sq. ft.*

*min. lot width: 60 feet*

*lot coverage: 35 percent*

*side yard: 5 feet*

*front yard: 20 feet; key & transitional lots 15 feet*

*rear yard: 5 feet for dwelling units*

*height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard to a maximum of 50 feet.*

## Chapter 21.12 RM 2400 Medium Density Multiple-Dwelling Classification

Establishes areas permitting a greater population density while maintaining a residential environment consistent with such density.

### RM 2400 - Dimensional Standards

*min. lot area: 7200 sq. ft.*

*min. lot width: 60 feet*

*lot coverage: 50 percent*

*side yard: 5 feet*

*front yard: 20 feet; key & transitional lots 15 feet*

*rear yard: 5 feet for dwelling units*

*lot area/dwelling unit: 2400 sq. ft.*

*height: 30 feet. Non-residential buildings and structures may be increased by 1' for each foot of additional side yard to a maximum of 50 feet.*

## Chapter 21.14 RM 1800 High Density Multiple-Dwelling Classification

Provides a higher density for the accommodation of those who desire to live in a residential atmosphere without the necessity of individually maintaining a dwelling unit.

### RM 1800 - Dimensional Standards

*min. lot area: 7200 sq. ft.*

*min. lot width: 60 feet*

*lot coverage: 50 percent*

*front, side & rear yards: same as RM 2400*

*lot area/dwelling unit: 1800 sq. ft.*

*height: 35 feet. Height may be increased 1' for each additional foot of side yard*

## Chapter 21.26 BN Neighborhood Business Classification

Provides for shopping and limited personal service facilities to serve the everyday needs of the neighborhood. Dwelling units are excluded from this classification.

### BN - Dimensional Standards

*lot coverage: 100 percent  
height: 35 feet maximum  
permitted floor area: not more than total lot area*

## Chapter 21.26 BR-N Mixed Business - Residential Use, Neighborhood Scale

Provides for the location of mixed commercial (i.e., retail and office) and residential use projects, for increased diversity in opportunities for desirable housing, and increased vitality of neighborhood business areas.

### BRN - Dimensional Standards

*min lot area: 2400 sq. ft.  
permitted floor area: one and one-half times the square foot area of the buildable portion of the site; except projects that enclose all required parking may build two times the buildable square foot area of the site.  
lot width: 60 feet  
height: no maximum, but when a building exceeds 35 feet in height the portion of the building above 35 feet shall be setback one foot from each property line for each foot of height.*

## Chapter 21.28 BC Community Business Classification

Provides for the grouping of similar type enterprises including recreation, entertainment and general business activities, but excluding uses relying on outdoor sales. It is a further objective to concentrate a maximum variety of facilities as a contribution to the convenience of shoppers and patrons on a community-wide basis. Dwelling units are excluded from this classification.

### BC - Dimensional Standards

*lot coverage: 100 percent  
permitted floor area: not more than 3 times lot area  
height: 35 feet. Height may be increased 1' for each additional foot of side and rear yards.*

## Chapter 21.28 BR-C Mixed Business Residential Use, Community Scale

Provides for the location of mixed commercial (i.e., retail and office) and residential use projects, for increased diversity in opportunities for desirable housing, and increased vitality of community business areas.

### BRC - Dimensional Standards

*minimum lot area: 900 sq. ft., except that mixed use developments which meet certain conditions may reduce lot area to 450 sq. ft.  
permitted floor area: two times the square foot area of the buildable portion of the lot; except projects that enclose all required parking may build six times the square foot area of the buildable portion of the lot.  
lot width: 60 feet*

## Chapter 21.30 CG General Commercial Classification

Provides for the grouping of enterprises which may involve some on-premise retail service but comprised primarily of those with outside activities and display or fabrication; assembling including manufacturing and processing in limited degree. These uses, if permitted to locate in strictly on-premise retail and service areas, would introduce factors of heavy trucking and handling of materials that destroy the maximum service and attraction of strictly retail areas. With the exception of trailer parks, dwelling units are not permitted.

### CG - Dimensional Standards

*lot coverage: 100 percent  
permitted floor area: not more than 3½ times lot area  
height: 35 feet. Height may be increased 1' for each additional foot of side and rear yards.*

## Chapter 21.32 ML Light Manufacturing Classification

Provides for the heavier general commercial uses and for industrial activities and uses involving the processing, handling and creating of products, research and technological processes as distinguished from major fabrication. These uses are largely devoid of nuisance factors, hazard or exceptional demands upon public facilities or services.

### ML - Dimensional Standards (except adjacent to R or S zones)

*lot coverage: 100 percent  
permitted floor area: not more than 2½ times lot area  
height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards.*

## Chapter 21.34 MP Manufacturing Park Classification

Provides for industrial areas of high standards of operational development and environment. Standards of intensity of use and standards of external effects which will minimize traffic congestion, noise, glare, air and water pollution, fire and safety hazards are established in this classification.

### MP - Dimensional Standards

*street property line setback: 50 feet  
side and rear yard setback: 20 feet  
permitted floor area: not more than 2½ times lot area  
height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards.*

*See text of zoning code for detailed performance standards.*

## **Chapter 21.36 MH Heavy Manufacturing Classification**

Provides for industrial enterprises involving heavy manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage, warehousing and heavy trucking.

### **MH - Dimensional Standards**

*lot coverage: 100 percent  
permitted floor area: not more than 2½ times lot area  
height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards*

## **Chapter 21.38 FR Forestry and Recreation Classification**

Allows the development of forest land for the sustained production of forest products and the development of compatible uses such as recreation.

### **FR - Dimensional Standards**

*min. lot area for building site: 35,000 sq. ft.  
min. lot width for building site: 135 feet  
front, side and rear yards: 20 feet  
height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards.*

## **Chapter 21.42 QM Quarry and Mining Classification**

Insures continued development of natural resources through inclusion of known deposits of minerals and materials within a zone reserved for their development and production and allows for the necessary processing of such minerals and materials.

### **QM - Dimensional Standards**

*min. lot area: 10 acres  
front, side & rear yards: 20 feet except if adjacent to R or S zone  
permitted floor area: not more than total lot area  
height: 45 feet. Height may be increased 1' for each additional foot of side and rear yards.*

*See text of zoning code for detailed performance standards.*

## **Chapter 21.43 AOU Airport Open Use Classification**

Provides for economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designated open space areas and airport clear zone requirements.

### **AOU - Dimensional Standards**

*min. lot area (new lots): 1 acre  
lot coverage: ratio of 1 unit ground coverage to 5 units of total land area (20%)  
height: 30 feet  
street property line setbacks: 25 feet*

## **Chapter 21.44 Unclassified Uses (Not a Zone)**

Provides for uses possessing characteristics of such unique and special form as to make impractical their being automatically included in any zone. The authority for location and operation of these uses is subject to review and issuance of a use permit.

## **Chapter 21.46.060 Potential Zone**

Recognizes the suitability of a location for a future type of use and the impracticability of precisely zoning the property until properly designed and planned.

## **Chapter 21.46.150 P Suffix - Site Plan Approval**

The requirement for site approvals based upon a recognition that development on the designated property may require special conditions to protect the public interest such as dedication of rights-of-way, street improvements, screening between land uses, signing controls, height regulations or others to assure its compatibility with adjacent land uses as well as the community. All conditions stipulated as a result of an area zoning process or zone reclassification shall be reflected and/or included in the site plan submittal.

## **Chapter 21.48 Zero-Lot-Line Provision**

In subdivisions or short subdivisions within an R, S or G zone, yard and lot width requirements may be varied in order to make better use of the lots, by specifying a building envelope on the face of the plat. Structures on adjacent lots must maintain a distance of 10 ft. or share a common wall. Before a lot in subdivisions using this arrangement can be sold, a copy of the plat and explanation of this provision must be shown to the buyer.

## **Chapter 21.56 Planned Unit Development (Not a Zone)**

Permits flexibility within a zone that will encourage a more creative approach in the development of land than a lot-by-lot development with the result that a more efficient and desirable use of land is produced. A minimum area of 1 acre is required.

## **Chapter 21.54.040 Flood Hazard Area**

A hazardous situation may exist within an urban, suburban or rural area and in a residential, agricultural or industrial zone. No permit or license for structures of the development or use of land shall be issued by King County within a flood hazard area unless approved by the Manager of the Building and Land Development Division. Such approval shall be based on a review of the provisions set forth in the Chapter and the technical findings and recommendations of the Director of Public Works.



## **APPENDIX B**

### **Adopted Newcastle Community Plan Policies**

#### LAND USE

- N-1 FUTURE GROWTH SHOULD BE ENCOURAGED TO LOCATE IN AREAS WITH EXISTING WATER AND SEWER FACILITIES. NEW GROWTH SHOULD ALSO BE ENCOURAGED TO LOCATE IN AREAS WHERE SEWER SERVICE HAS BEEN APPROVED AND WHERE RECOMMENDED BY THIS PLAN.
- N-2 THE DEVELOPMENT OF UP TO TWO VILLAGES MAY BE PERMITTED. VILLAGE DEVELOPMENT SHOULD BE ENCOURAGED WITHIN THE LEAST ENVIRONMENTALLY SENSITIVE, UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN. VILLAGE DEVELOPMENT WITHIN THE UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN SHOULD PROCEED ONLY AS PART OF A MASTER PLAN. THE DEVELOPMENT SHOULD BE LOCATED AND DESIGNED TO PREVENT SIGNIFICANT ADVERSE IMPACTS ON THE NATURAL ENVIRONMENT AND THE PROPOSED COUGAR MOUNTAIN REGIONAL WILDLAND PARK, AS WELL AS TO PROVIDE FOR COST-EFFECTIVE INFRASTRUCTURE IMPROVEMENTS. NO JUDGEMENT ABOUT SIGNIFICANT ADVERSE IMPACTS, IF ANY, OF ANY VILLAGE DEVELOPMENT WILL BE MADE UNTIL KING COUNTY REVIEWS A MASTER PLAN DEVELOPMENT PROPOSAL. VILLAGE DEVELOPMENT WITHIN THE UNDEVELOPED PORTIONS OF COUGAR MOUNTAIN SHOULD PROCEED ONLY AS PART OF THE ESTABLISHMENT OF THE COUGAR MOUNTAIN REGIONAL WILDLAND PARK BY MEANS OF DEDICATION AND/OR TRADE AND/OR PURCHASE OF LAND. MASTER PLAN APPROVAL WOULD BE AT LEAST A TWO STAGE PROCESS. THE FIRST STAGE WOULD BE GENERAL REVIEW OF THE OVERALL MASTER PLAN DEVELOPMENT ON COUGAR MOUNTAIN. DURING THE FIRST STAGE OF THE REVIEW, THE COUNTY WILL MAKE A DETERMINATION ON THE PHASING, TIMING, AND LOCATION OF THE VILLAGES. THE COUNTY WILL DETERMINE THE SEQUENCE OF VILLAGE DEVELOPMENT BASED ON A REVIEW OF INFORMATION SUBMITTED WHICH MUST DETAIL THE PROPOSED AND REQUIRED FACILITIES, SERVICES, AND OTHER INFORMATION AS OUTLINED IN THE MASTER PLAN DEVELOPMENT GUIDELINES. DEPENDING UPON THE PROPOSED PHASING AND TIMING OF DEVELOPMENT AT EACH VILLAGE SITE, ONE OR MORE ADDITIONAL STAGES OF REVIEW WOULD BE REQUIRED TO ASSIGN SPECIFIC LAND USE AND ZONING DESIGNATIONS, AS WELL AS SPECIFIC CONDITIONS FOR DEVELOPMENT. THE REVIEW PROCESS FOR EACH STAGE OF APPROVAL WOULD BE THE SAME AS THE EXISTING ZONING RECLASSIFICATION PROCESS.
- N-2a EACH VILLAGE SHOULD CONTAIN A MIX OF SINGLE AND MULTIFAMILY HOUSING, NEIGHBORHOOD SHOPPING, AND



REQUIRED PUBLIC FACILITIES. NO VILLAGE SHOULD EXCEED 4000 DWELLING UNITS. WITHIN THE MASTER PLAN DEVELOPMENT AREA, THE OVERALL DENSITY SHOULD NOT EXCEED 3 UNITS PER ACRE.

N-2b ANY APPROVAL OF A SECOND VILLAGE SHALL BE CONSIDERED ONLY AFTER ONE OF THE TWO FOLLOWING CRITERIA ARE MET:

1. FIFTY PERCENT (50%) OF THE HOUSING UNITS IN THE FIRST VILLAGE ARE COMPLETED, ALL FACILITIES AND SERVICES NECESSARY FOR FULL DEVELOPMENT OF THE FIRST VILLAGE ARE COMPLETED OR COMMITTED FOR CONSTRUCTION, AND THE FIRST VILLAGE CENTER IS ESTABLISHED AND WILL BE COMPLETED COMMENSURATE WITH THE GROWTH OF THE VILLAGE.

II. IF KING COUNTY FINDS THAT THE APPROVAL OF A SECOND VILLAGE IS ESSENTIAL IN ORDER TO MAKE IT POSSIBLE TO PLAN, DESIGN, FINANCE, AND CONSTRUCT THE FACILITIES AND SERVICES NECESSARY FOR ANY VILLAGE DEVELOPMENT, A SCHEDULE DIFFERENT FROM (1) ABOVE MAY BE ESTABLISHED AS PART OF THE FIRST VILLAGE MASTER PLAN APPROVAL.

N-2c THE FIRST VILLAGE SHALL BE LIMITED TO EITHER THE NORTHERN OR WESTERN POTENTIAL VILLAGE DEVELOPMENT SITE. THE EASTERN VILLAGE SITE WOULD BE CONSIDERED ONLY FOR A SECOND VILLAGE.

N-3 PHASING OF DEVELOPMENT WITHIN EACH VILLAGE SHOULD BE BASED ON THE APPROVED MASTER PLAN AND LIMITED BY THE ADEQUACY OF PUBLIC FACILITIES.

#### RESIDENTIAL DEVELOPMENT

N-4 A VARIETY OF RESIDENTIAL LOT SIZES AND HOUSING TYPES SHOULD BE ENCOURAGED.

N-5 IN ORDER TO PROVIDE HOUSING OPPORTUNITIES FOR ALL INCOME LEVELS, HOUSING AND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS SHOULD BE USED FOR LOW AND MODERATE INCOME HOUSING.

#### LOW DENSITY RESIDENTIAL DEVELOPMENT

N-6 IN ORDER TO RETAIN A CHARACTER CONSISTENT WITH EXISTING DEVELOPMENT AND LEVEL OF SERVICES, THE RESIDENTIAL DENSITY OF THE EAST RENTON PLATEAU SUB-AREA SHOULD RANGE FROM ONE TO TWO UNITS PER ACRE.

N-7 IN ORDER TO PROTECT THE ENVIRONMENTALLY SENSITIVE MAY VALLEY SUB-AREA AND RETAIN ITS RURAL CHARACTER, THE RESIDENTIAL DENSITY ADJACENT TO MAY CREEK

SHOULD BE ONE UNIT PER FIVE ACRES. THE REMAINING PORTION OF THE SUB-AREA SHOULD BE ALLOWED TO CLUSTER AT AVERAGE DENSITIES WHICH DO NOT EXCEED ONE DWELLING UNIT PER ACRE.

- N-8 IN ORDER TO PROTECT THE ENVIRONMENTALLY SENSITIVE SQUAK MOUNTAIN SUB-AREA, THE RESIDENTIAL DENSITY SHOULD BE ONE UNIT PER FIVE ACRES ON SQUAK MOUNTAIN AND ONE UNIT PER ACRE IN THE HIGH VALLEY COMMUNITY.
- N-9 IN ORDER TO PRESERVE AND PROTECT SUBURBAN/URBAN AREAS WHERE A SUBSTANTIAL PORTION OF THE LAND IS CLASSIFIED AS A CLASS III LANDSLIDE HAZARD, WETLAND OR COAL MINE HAZARD AREA, RESIDENTIAL DEVELOPMENT SHOULD BE ALLOWED TO CLUSTER AT AVERAGE DENSITIES WHICH DO NOT EXCEED ONE DWELLING UNIT PER ACRE.
- N-10 WHERE LOT CLUSTERING OCCURS IN THE SUBURBAN CLUSTER (S-C) ZONE, THE RESERVE TRACT SHOULD BE DEDICATED OR RESERVED AS PERMANENT OPEN SPACE PROVIDED THAT RECREATIONAL FACILITIES AND STRUCTURES SUPPORTING THE RAISING OR KEEPING OF LIVESTOCK ARE ALLOWED WITHIN THE RESERVE TRACT.

#### MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

- N-11 MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, THREE TO SIX UNITS PER ACRE, SHOULD BE PERMITTED WHEN 1) EXISTING OR APPROVED WATER AND SEWER FACILITIES ARE AVAILABLE, AND 2) DEVELOPMENT IS CONSISTENT WITH THE POLICIES OF THIS PLAN AND THE KING COUNTY COMPREHENSIVE PLAN.
- N-11a IN ORDER TO PROMOTE INFILL DEVELOPMENT WHICH BOTH PROVIDES AFFORDABLE HOUSING AND MAINTAINS THE SINGLE FAMILY CHARACTER OF EXISTING NEIGHBORHOODS, TOWNHOUSE DEVELOPMENT AT UP TO SIX UNITS PER ACRE SHOULD BE ENCOURAGED IN AREAS WITHIN A SEWER LOCAL SERVICE AREA WHICH: 1) ARE SERVED BY ALL MAJOR PUBLIC CAPITAL IMPROVEMENTS, AND 2) HAVE A HIGH LEVEL OF IMPORTANT PUBLIC SERVICES.
- N-12 HIGH DENSITY SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT, SEVEN UNITS PER ACRE, SHOULD BE PERMITTED WHEN 1) PUBLIC SERVICES ARE AVAILABLE WHICH HAVE THE CAPACITY TO SUPPORT DEVELOPMENT AT URBAN DENSITIES; 2) EMPLOYMENT AND SHOPPING CENTERS, AND OTHER COMMUNITY FACILITIES ARE LOCATED NEARBY; AND 3) DEVELOPMENT IS CONSISTENT WITH THE POLICIES OF THIS PLAN AND THE KING COUNTY COMPREHENSIVE PLAN.

## MULTI-FAMILY DEVELOPMENT

- N-13 MULTI-FAMILY HOUSING SHOULD BE LOCATED IN, OR NEAR, EXISTING AREAS OF INTENSIVE RESIDENTIAL DEVELOPMENT OR WHERE THIS LEVEL OF USE IS RECOMMENDED BY THE PLAN. ADEQUATE PUBLIC SERVICES SHOULD BE AVAILABLE IN THE AREAS WHERE MULTI-FAMILY HOUSING IS ENCOURAGED.
- N-14 MULTI-FAMILY HOUSING SHOULD BE PERMITTED WITHIN THE FACTORIA SUB-AREA. HIGH DENSITY MULTI-FAMILY RESIDENTIAL, 18 TO 24 UNITS PER ACRE, SHOULD BE LOCATED ADJACENT TO COMMERCIAL AND OFFICE USES. MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL, 12 TO 18 UNITS PER ACRE, SHOULD BE USED AS A TRANSITION BETWEEN MORE INTENSIVE USES AND SINGLE FAMILY RESIDENTIAL AREAS.
- N-15 IN MULTI-FAMILY AREAS, LANDSCAPING IS REQUIRED AS A BUFFER BETWEEN DIFFERENT INTENSITIES OF LAND USE, ALONG STREET FRONTAGES AND WITHIN PARKING LOTS.

## ELDERLY AND LOW-INCOME HOUSING

- N-16 REZONES FOR MULTI-FAMILY DEVELOPMENT AT DENSITIES UP TO 36 DWELLING UNITS PER ACRE SHOULD BE ALLOWED FOR ELDERLY HOUSING PROPOSALS AT OR ADJACENT TO RETAIL AND PROFESSIONAL SERVICE AREAS, PROVIDED SUCH PROJECTS MEET OTHER COMMUNITY PLAN AND COUNTY WIDE POLICIES AND THE CRITERIA OF THE KING COUNTY HOUSING ASSISTANCE PLAN. SUCH REZONES SHOULD BE CONDITIONED ON PROJECT PARTICIPATION IN A GOVERNMENT HOUSING ASSISTANCE PROGRAM OR A PUBLICLY ENDORSED PRIVATE PROGRAM DESIGNED TO PROVIDE LOW-INCOME ELDERLY HOUSING.
- N-17 REZONES FOR MULTI-FAMILY DEVELOPMENT AT DENSITIES UP TO 24 DWELLING UNITS PER ACRE SHOULD BE ALLOWED FOR LOW/MODERATE INCOME FAMILY HOUSING PROPOSALS WITHIN THE NORTHWEST SUB-AREA AT OR NEAR COMMERCIAL AREAS, PROVIDED SUCH PROJECTS MEET OTHER COMMUNITY PLAN AND COUNTYWIDE POLICIES AND THE CRITERIA OF THE KING COUNTY HOUSING ASSISTANCE PLAN. SUCH REZONES SHOULD BE CONDITIONED ON PROJECT PARTICIPATION IN A GOVERNMENT HOUSING ASSISTANCE PROGRAM OR A PUBLICLY ENDORSED PRIVATE PROGRAM DESIGNED TO PROVIDE LOW-INCOME ELDERLY HOUSING.
- N-18 REZONES FOR SINGLE FAMILY DEVELOPMENT AT DENSITIES UP TO 9 UNITS PER ACRE SHOULD BE ALLOWED FOR MODERATE INCOME PROPOSALS WITHIN THE NORTHWEST SUB-AREA, PROVIDED SUCH PROJECTS MEET OTHER COMMUNITY PLAN AND COUNTY WIDE POLICIES AND THE CRITERIA OF THE KING COUNTY HOUSING ASSISTANCE PLAN. SUCH REZONES SHOULD BE CONDITIONED ON PROJECT PARTICIPATION IN A

GOVERNMENT ASSISTANCE PROGRAM DESIGNED TO PROVIDE  
MODERATE INCOME HOUSING.

COMMERCIAL DEVELOPMENT

- N-19 FACTORIA SHOULD CONTINUE AS THE PRINCIPAL COMMERCIAL BUSINESS CENTER WITHIN THE NEWCASTLE PLANNING AREA. A FULL RANGE OF ACTIVITIES SHOULD BE ENCOURAGED.
- N-20 OFFICE USE IS RECOMMENDED WITHIN THE FACTORIA SUB-AREA. OFFICES SHOULD BE ENCOURAGED TO LOCATE SO THAT THEY PROVIDE A TRANSITION BETWEEN COMMERCIAL AND RESIDENTIAL AREAS.
- N-21 IN ORDER TO PROMOTE FACTORIA AS A RETAIL AND OFFICE CENTER, GENERAL COMMERCIAL USES SHOULD BE PERMITTED ONLY IN LIMITED AREAS, AND USES REQUIRING HEAVY TRUCKING AND HANDLING OF MATERIALS (SUCH AS ASSEMBLY, FABRICATION, HEAVY REPAIR, STORAGE OR OUTSIDE SALES) SHOULD BE CAREFULLY CONTROLLED.
- N-22 EXISTING NEIGHBORHOOD STORES AND BUSINESS AREAS ARE RECOGNIZED AS A VIABLE PART OF THE IDENTITY OF NEIGHBORHOODS. IN THESE AREAS, THE EXISTING CHARACTER OF BUSINESS USES SHOULD BE MAINTAINED.
- N-23 BUSINESS AREAS, WHICH INCLUDE A MIX OF RETAIL AND RESIDENTIAL USES, SHOULD BE ENCOURAGED AT SE 72ND AND COAL CREEK PARKWAY AND AT SE 128th ST. AND 138th AVE. SE.
- N-24 COMMERCIAL AREAS SHOULD BE KEPT COMPACT RATHER THAN ALLOWED TO EXTEND INTO STRIPS ALONG ARTERIALS.
- N-25 IN COMMERCIAL AND PROFESSIONAL OFFICE AREAS LANDSCAPING IS REQUIRED BETWEEN DIFFERENT INTENSITIES OF LAND USE, ALONG STREET FRONTAGES AND WITHIN PARKING LOTS.

INDUSTRIAL DEVELOPMENT

- N-26 CONVENTIONAL INDUSTRIAL DEVELOPMENT IS ENCOURAGED WITHIN THE ACTIVITY CENTERS LOCATED ADJACENT TO THE NEWCASTLE PLANNING AREA. WITHIN THE PLANNING AREA, CONVENTIONAL INDUSTRIAL USE SHOULD BE ENCOURAGED TO CONTINUE AT THE BRICK PLANT SITE ON COAL CREEK PARKWAY.
- N-27 IN INDUSTRIAL AREAS, LANDSCAPING IS REQUIRED BETWEEN DIFFERENT INTENSITIES OF LAND USE, ALONG STREET FRONTAGES AND WITHIN PARKING LOTS.

## NATURAL RESOURCES

- N-28 NATURAL RESOURCES MAY BE UTILIZED WITHIN THE UN-DEVELOPED PORTIONS OF THE PLANNING AREA.
- N-29 THE MASTER PLAN AREA COULD INCLUDE LAND WITHIN THE COUGAR MOUNTAIN SUBAREA DESIGNATED NATURAL RESOURCES BY THIS PLAN IF THE OTHER CRITERIA OF THIS PLAN ARE MET.

## HISTORIC SITES

- N-30 THE PRESERVATION, RESTORATION, AND ADAPTIVE USE OF HISTORIC SITES SHOULD BE ENCOURAGED IN ORDER TO RETAIN TANGIBLE REMINDERS OF THE COMMUNITY'S HISTORY.
- N-31 HISTORIC STRUCTURES WHICH MEET NATIONAL, STATE OR COUNTY STANDARDS SHOULD BE GIVEN PROTECTION BY MAKING THE LAND USE DESIGNATION COMPATIBLE WITH ITS HISTORIC CHARACTER.
- N-32 INCENTIVES SHOULD BE PROVIDED FOR THE PRESERVATION, RESTORATION AND ADAPTIVE USE OF HISTORIC SITES WHICH MEET NATIONAL, STATE OR COUNTY STANDARDS.
- N-33 THE PLAN SUPPORTS THE NOMINATION OF THE ODD FELLOWS CEMETERY AND COUNTER BALANCE RIGHT-OF-WAY TO THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES.

## ANNEXATION AND INCORPORATION

- N-34 IF PORTIONS OF THE PLANNING AREA INCORPORATE OR ARE ANNEXED TO ADJACENT CITIES, THE NEWCASTLE COMMUNITY PLAN SHOULD BE GIVEN SERIOUS CONSIDERATION IN MAKING DECISIONS CONCERNED WITH LAND USE DISTRIBUTION AND DENSITIES, TRANSPORTATION NETWORKS, OPEN SPACE AND RECREATION FACILITIES, SEWER AND WATER SERVICE AREAS AND CAPITAL IMPROVEMENT PROGRAMS.
- N-34a KING COUNTY SHOULD PROVIDE FOR INVOLVEMENT OF ADJACENT CITIES AND OTHER AFFECTED AGENCIES IN THE REVIEW OF VILLAGE DEVELOPMENT ON COUGAR MOUNTAIN.

## SURFACE WATER AND DRAINAGE

- N-35 MAINTAIN OR ENHANCE THE NATURAL HYDRAULIC AND HABITAT FUNCTIONS OF ALL ELEMENTS OF THE NATURAL DRAINAGE SYSTEM. THESE ELEMENTS INCLUDE STREAMS, LAKES AND WETLANDS. THE FUNCTIONS TO BE PRESERVED OR ENHANCED INCLUDE STORM WATER STORAGE AND CONVEYANCE, GROUNDWATER RECHARGE, AND FISH AND WILD-LIFE HABITAT.

- N-36 PRESERVE OR ENHANCE THE QUALITY OF WATERS IN STREAMS AND LAKES AS AN IMPORTANT RESOURCE.

#### DRAINAGE

- N-37 STORMWATER RUNOFF FROM NEW DEVELOPMENT SHOULD BE ADEQUATELY CONTROLLED SO THAT DOWNSTREAM REACHES ARE NOT DAMAGED BY EXCESS FLOWS.
- N-38 STORMWATER RUNOFF FROM DEVELOPMENT WHICH IS SITUATED ADJACENT TO STEEP HILLSIDES OR RAVINES SHOULD BE ROUTED SO THAT IT DOES NOT CAUSE GULLY EROSION, LEAD TO MASS WASTING, OR CREATE EROSION AT THE BOTTOM OF THE SLOPE.

#### LAKES AND STREAMS

- N-39 NEW DEVELOPMENT ADJACENT TO STREAMS SHOULD PRESERVE AN UNDISTURBED CORRIDOR WHICH IS WIDE ENOUGH TO MAINTAIN THE NATURAL HYDRAULIC AND HABITAT FUNCTIONS OF THAT STREAM. FOR STREAM TYPES 1 THROUGH 4, THE STREAM CORRIDOR SHOULD BE NOT LESS THAN 30 FEET FROM THE NORMAL WATER'S EDGE OR 20 FEET FROM THE TOP OF BANK, WHICHEVER IS GREATER. THE MINIMUM CORRIDOR WIDTH FOR TYPE 5 STREAMS SHOULD BE 20 FEET FROM THE NORMAL WATER'S EDGE OR 15 FEET FROM THE TOP OF BANK, WHICHEVER IS GREATER. A GREATER CORRIDOR WIDTH MAY BE REQUIRED BASED UPON CRITERIA LISTED IN THE PLAN'S STREAM CORRIDOR GUIDELINES.
- N-40 STREAM CHANNELS SHOULD NOT BE PLACED IN CULVERTS UNLESS ABSOLUTELY NECESSARY FOR PROPERTY ACCESS.
- N-41 LIMIT GRAZING ANIMAL ACCESS TO MAY CREEK AND ITS TRIBUTARIES SHOWN ON PAGE 68 IN ORDER TO 1) REDUCE WATER QUALITY DEGRADATION FROM ANIMAL WASTES, 2) REDUCE BANK COLLAPSE DUE TO ANIMALS' HOOVES, AND 3) ALLOW SHADING VEGETATION TO REESTABLISH ALONG STREAM BANKS.
- N-42 THE COUNTY MAY REQUIRE APPROPRIATE REHABILITATION OF STREAM CHANNELS AND BANKS ADJACENT TO A STREAM AS A CONDITION OF DEVELOPMENT.
- N-43 NEW DEVELOPMENT ON LAKES BOREN AND KATHLEEN SHOULD MAINTAIN A 20 FOOT SETBACK FROM THE ORDINARY HIGH WATER MARK.

#### WETLANDS

- N-44 WETLANDS ARE RECOGNIZED AS VALUABLE FEATURES FOR STORMWATER STORAGE AND PURIFICATION, GROUNDWATER RECHARGE, WILDLIFE HABITAT, OPEN SPACE AND URBAN

SEPARATION, AESTHETIC, EDUCATIONAL AND SCIENTIFIC USE AND SHOULD BE IDENTIFIED AND PRESERVED.

#### FLOOD PLAINS

- N-45 ENCOURAGE THE PRESERVATION OF NATURAL FLOOD PLAINS ASSOCIATED WITH CREEKS.
- N-46 THE FLOOD PLAIN STORAGE OF MAY CREEK SHOULD BE PRESERVED.
- N-47 NEW GRADED VEHICULAR ACCESS TO STRUCTURES OR LOTS IN OR ADJACENT TO THE MAY CREEK FLOOD HAZARD AREA SHOULD BE LOCATED SO AS NOT TO OBSTRUCT FLOOD FLOW OR TO REDUCE FLOOD STORAGE CAPACITY.
- N-48 LEGAL BUILDING LOTS IN THE FLOOD HAZARD AREA SHOULD HAVE ADEQUATE LAND AND ACCESS WHICH IS "FLOOD-FREE".

#### HAZARD AREAS: LANDSLIDE, EROSION, SEISMIC AND COAL MINES

- N-49 NATURAL MEANS OF EROSION CONTROL AND LANDSLIDE PREVENTION SHOULD BE USED. THIS SHOULD INCLUDE RETAINING AS MUCH VEGETATION AS POSSIBLE IN EROSION HAZARD AREAS AND CLASS III LANDSLIDE HAZARD AREAS.

#### DEVELOPMENT LIMITATIONS

- N-50 AREAS WHERE NATURAL FEATURES AND RESOURCES ARE FRAGILE OR DEVELOPMENT COULD BE HAZARDOUS ARE SHOWN AS DEVELOPMENT LIMITATION AREAS. THE FOLLOWING ARE CONSIDERED COLLECTIVELY AS DEVELOPMENT LIMITATION AREAS:
  - A. FISH BEARING WATERS
  - B. WETLANDS
  - C. FLOOD HAZARD AREAS
  - D. EROSION HAZARD AREAS
  - E. CLASS III LANDSLIDE HAZARD AREAS
  - F. CLASS III SEISMIC HAZARD AREAS
  - G. COAL MINE HAZARD AREAS
- N-51 DEVELOPMENT SHOULD BE CAREFULLY MANAGED IN DEVELOPMENT LIMITATION AREAS. DENSITIES SHOULD BE LOW AND PERMITTED USES LIMITED TO RESIDENTIAL OR SIMILAR NON-INTENSIVE USES. THE MOST FRAGILE, HAZARDOUS OR OTHERWISE SIGNIFICANT AREAS, INCLUDING CLASS III LANDSLIDE HAZARD AREAS, WETLANDS AND FORMER COAL MINE AREAS, SHOULD REMAIN UNDEVELOPED AND PRESERVED AS OPEN SPACE.

## UTILITIES

### SEWER LOCAL SERVICE AREA

- N-52 THE LOCAL SERVICE AREA ESTABLISHED BY THIS PLAN SHOULD BE AMENDED TO INCLUDE VILLAGE DEVELOPMENT SITES ON COUGAR MOUNTAIN WHEN A MASTER PLAN PROPOSAL HAS BEEN APPROVED BY KING COUNTY. AREAS ADJACENT TO THE VILLAGE MASTER PLAN MAY ALSO BE CONSIDERED FOR INCLUSION IN THE SEWER LOCAL SERVICE AREA EITHER CONCURRENT WITH OR FOLLOWING MASTER PLAN APPROVAL. INCLUSION OF THESE ADJACENT AREAS SHOULD BE CONSISTENT WITH THE APPROVED MASTER PLAN.
- N-52a THE SEWER LOCAL SERVICE AREA SHOULD INCLUDE THE SITE OF LIBERTY HIGH SCHOOL. THE USE OF ANY SEWER LINE CONNECTING THE SITE WITH THE NEAREST AVAILABLE EXISTING SEWER LINE SHOULD BE RESTRICTED TO THE HIGH SCHOOL ITSELF. THE COUNCIL FINDS THAT ANY FURTHER EXTENSION OF THE LOCAL SERVICE AREA ON THE EAST RENTON PLATEAU IS NOT APPROPRIATE AT THIS TIME.
- N-53 SEWER SERVICE SHOULD NOT BE EXTENDED TO THE MAPLEWOOD HEIGHTS AREA UNLESS HEALTH HAZARDS RESULTING FROM INADEQUATE SEWAGE DISPOSAL METHODS FROM THIS COMMUNITY ARE DOCUMENTED.
- N-54 SEWER SERVICE IN THE AREA SOUTH OF LAKE BOREN SHOULD BE CONTINGENT ON THE CONSTRUCTION AND CONNECTION OF A NEW SEWER TRUNK LINE THAT IS LOCATED ON THE WEST SIDE OF LAKE BOREN AND THAT FLOWS INTO THE COAL CREEK DRAINAGE BASIN.

### ON-SITE WASTEWATER AND ALTERNATIVE SEWAGE SYSTEMS

- N-55 ON-SITE AND ALTERNATIVE SEWAGE SYSTEMS ARE CONSIDERED AS PERMANENT WASTEWATER DISPOSAL SOLUTIONS IN THE PORTIONS OF THE MAY VALLEY AND EAST RENTON PLATEAU SUB-AREAS WHICH ARE OUTSIDE THE LOCAL SERVICE AREA.

### BOUNDARY ADJUSTMENTS AND OTHER AMENDMENTS TO THE LOCAL SERVICE AREA

- N-56 WHEN AN EXISTING OR POTENTIAL HEALTH HAZARD DEVELOPS OUTSIDE A SEWER SERVICE AREA AND A BOUNDARY ADJUSTMENT OR OTHER LOCAL SERVICE AREA AMENDMENT IS REQUESTED, THE APPLICANT MUST DEMONSTRATE THAT OTHER WASTEWATER DISPOSAL ALTERNATIVES ARE NOT FINANCIALLY OR TECHNICALLY FEASIBLE. THIS DEMONSTRATION SHOULD INCLUDE A COMPARISON OF ALTERNATIVES AS TO THEIR EFFECTIVENESS, COST AND IMPACT ON THE PLAN.



- N-57 LARGER LOT SIZES SHOULD BE CONSIDERED PRIOR TO MAKING A BOUNDARY ADJUSTMENT TO THE LOCAL SERVICE AREA WHEN THE MINIMUM LOT SIZE OF A ZONE CLASSIFICATION IS TOO SMALL TO MEET ON-SITE WASTEWATER STANDARDS.

#### WATER SERVICE AREA

- N-58 ALL OF THE NEWCASTLE COMMUNITY PLANNING AREA IS DESIGNATED A WATER SERVICE AREA. IN THE AREAS CONSIDERED AS APPROPRIATE FOR VILLAGE DEVELOPMENT, THE PROVISION OF WATER SERVICE SHOULD BE PHASED SO THAT IT IS CONSISTENT WITH THE DEVELOPMENT OF THE VILLAGES.
- N-59 DEVELOPMENT IN THE COUGAR MOUNTAIN SUB-AREA SHOULD NOT ADVERSELY IMPACT THE EXISTING WATER SUPPLY.

#### TRANSPORTATION

##### ROADS

- N-60 DEVELOP A SAFE AND EFFICIENT ROAD NETWORK TO ACCOMMODATE FUTURE TRAFFIC NEEDS.
- N-61 EMPHASIZE OPERATIONAL IMPROVEMENTS TO MOST EFFICIENTLY USE THE EXISTING ROAD SYSTEM.
- N-62 IMPROVEMENTS WHICH PROMOTE ENERGY EFFICIENCY SHOULD HAVE A HIGH PRIORITY. THESE IMPROVEMENTS INCLUDE TRAFFIC SIGNALS, TURN LANES, HIGH OCCUPANCY VEHICLE LANES AND TRANSIT SERVICE.
- N-63 WHEN NEW ARTERIAL CONNECTIONS ARE PROVIDED, THEY SHOULD BE DESIGNED AND LOCATED SO THEY ARE COMPATIBLE WITH EXISTING ROADS AND THE SURROUNDING AREA.
- N-64 TRAFFIC GENERATED BY NEW DEVELOPMENTS SHOULD NOT CAUSE SAFETY PROBLEMS OR REDUCE THE LEVEL OF SERVICE ON EXISTING ROADS TO AN UNACCEPTABLE LEVEL. IF EXISTING ROADS ARE INADEQUATE, THEN A FAIR SHARE OF OFF-SITE TRANSPORTATION IMPROVEMENTS TO MITIGATE THE IMPACTS OF THE DEVELOPMENT SHOULD BE REQUIRED OF THE DEVELOPMENT.
- N-65 IN LOWER DENSITY AREAS, TWO-LANE ROADS SHOULD BE RETAINED.
- N-66 NEW DEVELOPMENT SHOULD ASSURE THAT ROAD CIRCULATION IS ADEQUATE TO ACCOMMODATE PROJECT-GENERATED TRAFFIC. MEASURES SHOULD INCLUDE CONSOLIDATING ACCESS POINTS, PROVIDING TURN LANES AND TRAFFIC SIGNALS, AND DEVELOPING INTERNAL CIRCULATION ROADS WHERE NECESSARY.

### TRANSIT SERVICE

- N-67 ENCOURAGE THE DEVELOPMENT AND USE OF TRANSIT SERVICE AS THE TRANSPORTATION NEEDS OF THE AREA GROW.
- N-68 PROVIDE TRANSIT ROUTES TO LINK RESIDENTIAL AREAS TO ACTIVITY CENTERS WITHIN THE NEWCASTLE COMMUNITY AND TO EXTERNAL DESTINATIONS.
- N-69 ENCOURAGE ADDITIONAL TRANSIT SERVICE DURING THE MIDDAY, EVENINGS, AND WEEKENDS.
- N-70 IN TRAVEL CORRIDORS WHERE TRAFFIC CONGESTION EXISTS, PROVIDE INCENTIVES FOR HIGH OCCUPANCY VEHICLES.
- N-71 PARK-AND-RIDE LOTS SHOULD BE USED IN AREAS WHERE POPULATION DENSITIES DO NOT SUPPORT LOCAL TRANSIT ROUTES. FURTHERMORE, ADEQUATE VEHICLE, PEDESTRIAN, AND BICYCLE ACCESS SHOULD BE PROVIDED AT ALL PARK-AND-RIDE LOTS, INCLUDING STORAGE FACILITIES FOR BICYCLES.
- N-72 ENCOURAGE THE USE OF PARK-AND-POOL LOTS AND CAR-POOLS AS AN ALTERNATIVE TO THE SINGLE DRIVER AUTOMOBILE.

### TRAILS

- N-73 DEVELOP A SYSTEM OF PEDESTRIAN, BICYCLE, AND EQUESTRIAN FACILITIES WHICH SERVE TRANSPORTATION AND RECREATION NEEDS.
- N-74 SAFE AND PROTECTED PEDESTRIAN AND BICYCLE FACILITIES SHOULD BE PROVIDED ON MAJOR STREETS WITHIN A TWO-MILE RADIUS OF MAJOR ACTIVITY CENTERS. PRIORITY SHOULD BE GIVEN TO THE IMMEDIATE AREA AROUND CENTERS, ESPECIALLY SCHOOLS.
- N-75 ENCOURAGE THE USE OF UTILITY AND RAILROAD EASEMENTS AND RIGHTS-OF-WAY FOR HIKING, BIKING, AND EQUESTRIAN TRAILS WHERE APPROPRIATE.
- N-76 EQUESTRIAN FACILITIES SHOULD BE ENCOURAGED IN LOWER DENSITY AREAS WHERE FEWER CONFLICTS WITH AUTOS AND BICYCLISTS EXIST. IN URBAN AREAS, EQUESTRIAN USE SHOULD BE PROVIDED WITHIN PLANNED PARK AND OPEN SPACE AREAS.
- N-77 ENCOURAGE THE ESTABLISHMENT OF A PUBLIC TRAIL SYSTEM IN THE COUGAR MOUNTAIN AREA FOR HIKING AND EQUESTRIAN USE. THE TRAIL SYSTEM SHOULD INCLUDE REGIONAL CONNECTIONS, AND INCORPORATE OPEN SPACE,

HISTORIC SITES, SCENIC VIEWS, AND UNIQUE NATURAL FEATURES. A PLAN SHOULD BE DEVELOPED FOR THE TRAIL SYSTEM WHICH INCLUDES IMPLEMENTATION RECOMMENDATIONS.

PARKS AND RECREATION

- N-78 ALL NEIGHBORHOODS SHOULD HAVE ADEQUATE RECREATION FACILITIES WHICH ARE EASILY ACCESSIBLE.
- N-79 RECREATION OPPORTUNITIES SHOULD BE PROVIDED FOR ALL SEGMENTS OF THE POPULATION, INCLUDING THE ELDERLY AND HANDICAPPED.
- N-80 BOTH ACTIVE AND PASSIVE PARK SITES SHOULD BE PROVIDED.
- N-81 PRIORITY SHOULD BE GIVEN TO EXISTING PARK SITES WHICH HAVE NOT BEEN SUITABLY DEVELOPED.
- N-82 ADDITIONAL ATHLETIC FACILITIES SHOULD BE PROVIDED BY DEVELOPING A SUB-REGIONAL ATHLETIC FIELD COMPLEX AND UPGRADING EXISTING PLAYFIELDS.
- N-83 ACQUISITION OF HISTORIC SITES AS NEIGHBORHOOD OR RESOURCE-BASED PARKS SHOULD BE CONSIDERED.
- N-84 ACQUISITION OF UNIQUE GEOLOGIC FEATURES OR AREAS WITH PROMINENT VIEWS AS RESOURCE-BASED PARK SITES SHOULD BE CONSIDERED.
- N-85 EXTENSION OF COAL CREEK AND MAY CREEK PARKS SHOULD BE ACCOMPLISHED WHERE POSSIBLE.
- N-86 TRAILS SHOULD BE ACCOMMODATED WITHIN PARK DEVELOPMENT PLANS CONSISTENT WITH THE NEWCASTLE TRAILS PLAN.
- N-87 THE PROVISION OF PARK PERSONNEL SHOULD BE CONSIDERED AT REMOTE PARK SITES ON COUGAR MOUNTAIN.
- N-88 ACQUISITION OF A REGIONAL PARK SITE TO ENCOMPASS THE CORE OF THE COUGAR MOUNTAIN TRAIL SYSTEM IS STRONGLY RECOMMENDED.

**ERRATA- FOR THE NEWCASTLE AREA ZONING  
INSERT BEFORE C-1 INTO APPENDIX C**

Appendix c contains both the P-suffix Conditions for Properties within the Master Plan Development Overlay District and the Approval Process and Criteria for Master Plan Development within the Cougar Mountain Subarea. The P-suffix conditions will be applied to properties within the master plan development overlay district in the Newcastle Area Zoning. The master plan development approval process and criteria will also be included in the Area Zoning.

**P-SUFFIX CONDITIONS FOR PROPERTIES  
WITHIN THE MASTER PLAN DEVELOPMENT OVERLAY DISTRICT**

- I. For land within the designated potential village development sites:

Development of this property shall be limited to that allowed under the provisions of the Growth Reserve-2.5 Acre (GR-2.5) zone (KCC 21.21) PROVIDED that, village development as part of an overall master plan may be approved subject to the review, process, and criteria outlined in Appendix c of this document.

- II. For land within the master plan development overlay district but outside the designated potential village development sites:

Development of this property shall be limited to that allowed under the provisions of the Growth Reserve-2.5 Acre (GR-2.5) zone (KCC 21.21) PROVIDED that, village development as part of an overall master plan may be approved subject to the review, process, and criteria outlined in Appendix c of this document.

If King County approves an overall master plan for village development in the Cougar Mountain subarea and this property is not included within the boundaries of such a master plan, then the owners of this property may apply for a reclassification.

Approval of any such reclassification application shall be based on its consistency with applicable County plans and policies, its compatibility with the land uses of the approved master plan, and the availability of public facilities to the site.



## **Appendix C**

# **P-Suffix Conditions for Master Plan Development Overlay District and Approval Process and Criteria for Master Plan Development Within the Cougar Mountain Subarea**

### **SECTION 1. Eligibility for Village Development.**

An application for approval of a master plan for village development within the Cougar Mountain subarea of the Newcastle planning area may be accepted by the Department of Planning and Community Development, hereafter called the Department, Building and Land Development Division (BALD) and processed pursuant to the provisions of this chapter if the parcel of land meets the land ownership requirements of Section 3 below and if it is in an area which has been designated as appropriate for a master plan development in the adopted Newcastle Community Plan and meets the locational criteria contained in that Plan.

### **SECTION 2. Size and Area Requirements.**

A. A tract of land for which a master plan development is approved must meet the size and area criteria contained in the adopted Newcastle Community Plan.

B. The size requirements referred to in this section may be met by the assembly of smaller contiguous parcels as provided in Section 3 below.

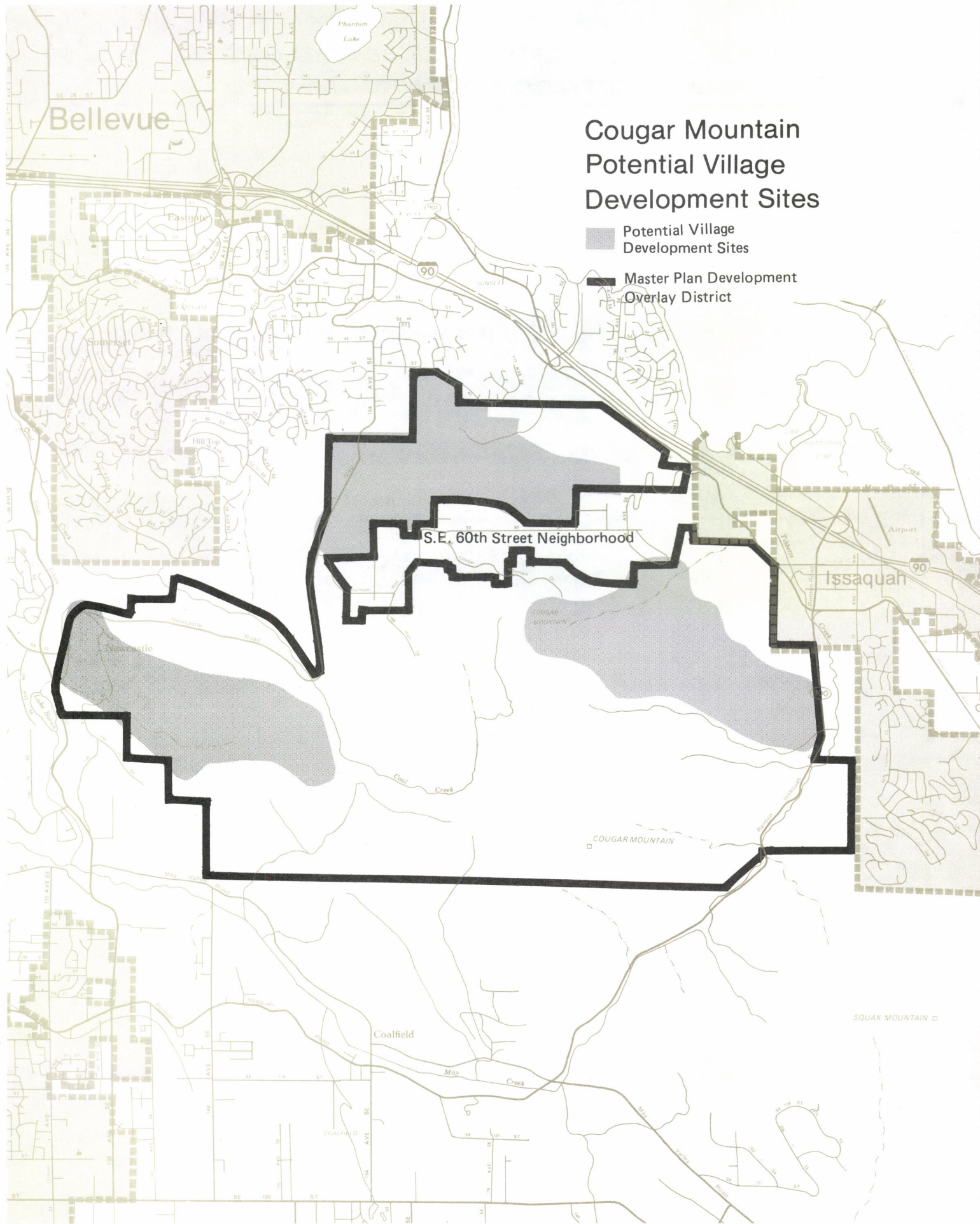
C. A tract for which a master plan development is approved must contain all the land within the outermost boundaries of the development.

### **SECTION 3. Land Ownership Requirements.**

A. All property owners within the proposed master plan development must execute an agreement approved by the Department and binding on their successors in interest, in which each owner agrees that once application is made for approval of a master plan development, the owner shall make no other application to King County for any land use approval or permit for property within the proposed master plan development until either the proposed master plan development is either approved or disapproved by the Council, except as authorized in Section 16 below or until the application is withdrawn.

B. The agreement specified in Section 3(A) shall designate an appropriate agent who shall have the authority to represent the owners and their successors in interest in the process of obtaining approval of the master plan development from King County and developing the property pursuant to any approval.

C. A single legal entity shall be created prior to approval of a master plan development which shall have responsibility for compliance with all conditions of master plan development approval.



## Cougar Mountain Potential Village Development Sites

Potential Village  
Development Sites

Master Plan Development  
Overlay District

S.E. 60th Street Neighborhood

SQUAK MOUNTAIN



D. In the event of disputes regarding a proposed master plan development application between owners of property within a proposed master plan development, King County shall have no responsibility to resolve such disputes and shall have the discretion to refuse to process or approve a disputed application until such owners agree among themselves upon a course of action with respect to such an application.

#### SECTION 4. Application for Master Plan Development.

The application for approval of a master plan development shall include the following:

- A. Proof of compliance with Sections 1, 2, and 3 above.
- B. A plan and supporting data pursuant to Section 5 (C) below.
- C. An environmental checklist.
- D. A list of all permits and approvals required for the project, to the extent they can be identified.
- E. A fee to cover the cost of processing the master plan development proposal as established pursuant to Section 17 below.

#### SECTION 5. Review Process.

An application for a master plan development on Cougar Mountain shall be processed pursuant to procedures for reclassification of property pursuant to K.C.C. Chapter 20.24 and other applicable ordinances; provided, that the application shall be exempt from the provisions of K.C.C. 20.24.190. During this process proposal(s) will be reviewed to ensure they meet the criteria of the adopted Newcastle Community Plan. Affected citizens, jurisdictions and public agencies shall play an important part in this review. The process is outlined below.

A. Prior to submittal of a formal application the applicant shall have the option of requesting an informal conference with representatives from the Department, other County departments, and affected cities. The Department shall be responsible for organizing such a conference. The purpose of this conference shall be to identify:

- 1. Permits or approvals which may be required.
- 2. Applicable regulations and standards
- 3. Alternatives regarding size, layout, phasing and other aspects of the proposal.
- 4. Additional information which may be required.
- 5. Available information sources for environmental data.
- 6. Potential problems.

No binding commitments, either formal or informal, may be required of or given by any public agency or county department at such a conference.

B. Village design shall be based upon site analysis and suitability studies. Cougar Mountain contains many areas not suitable for



development. The number and size of villages as specified in the policies and guidelines in the adopted Newcastle Community Plan are maximum limits, not guaranteed commitments. The actual number, location and size of the villages as well as the internal design should be based on the constraints and opportunities of the land. Some land is characterized by multiple, severe constraints to development. Other lands are valuable in their undeveloped state for cultural, biological, hydrological, or aesthetic reasons. Development of some otherwise unconstrained lands may cause unacceptable off-site hazards, damage or public costs. Only detailed site capability analyses will determine if the specified development limits can be achieved without creating unacceptable levels of environmental damage, public costs, or hazard to human life.

C. The applicant shall prepare and submit to the Department a plan and supporting data containing the following information and documents:

1. A narrative statement describing in detail the area in which a master plan development is proposed, including the total acreage and properties within five hundred (500) feet, the existing character and use of the site, the location of any sites or structures of historic significance as defined in K.C.C. 20.62, and current land use designations,

2. A detailed description of the proposed master plan development, including proposed uses, zoning classifications, residential densities, open space and recreational facilities, drainage facilities, utilities and other public service improvements, and any significant physical alterations to the land required by the development, including a description of methods that will be used to satisfy the criteria identified in sections 7 through 14 below,

3. An explanation of how the proposal would meet relevant criteria established by the Comprehensive Plan, the policies and design guidelines contained in the adopted Newcastle Community Plan, and other adopted King County plans and policies,

4. A list of anticipated capital improvement projects necessitated in whole or in part by the proposal, including off-site improvements, their approximate cost, and an explanation of the proposed method of financing such projects and other information pursuant to section 15 of this ordinance,

5. Maps showing the existing and proposed topography (five foot contours), sensitive areas, as defined in K.C.C. 21.04, existing and proposed zoning classifications, location of streets and utilities, open spaces, natural drainage systems, recreational facilities, and other improvements. A vicinity map showing existing access, zoning, recreational facilities, and open space shall also be provided,

6. A detailed description of existing conditions and potential impacts from project development to both the on-site and downstream drainage system. Analysis shall be extended to the major receiving water body. The drainage analysis shall be supported by site and downstream field data. This information shall be of sufficient detail for the Department to determine the scope of required drainage studies which may include a full basin plan.

7. A detailed description of the proposed phasing of the development including the phasing of housing and public facilities and

services, such as recreational facilities and open spaces and drainage facilities, and an estimated development timetable.

8. A detailed explanation of the proposed methods of managing and maintaining required recreational facilities, open spaces, drainage facilities, and other public facilities or services,

9. Additional information as is necessary to evaluate the proposed master plan development for compliance with applicable state laws and County policies, including but not limited to the standards contained in the adopted Newcastle Community Plan and Area Zoning.

D. King County is receptive to the development of an interlocal agreement between Bellevue, Issaquah, and King County. The Department will work with the affected cities to determine whether or not an interlocal agreement is appropriate. Such an agreement would establish the responsibilities of each jurisdiction and the process for reviewing master plan development proposals, including determining specific land uses and identifying conditions of development. It would also spell out utility service responsibilities and identify municipal annexation boundaries.

E. The King County Executive shall determine the scope of required drainage studies. The studies shall take the form of site capability studies, drainage basin plans, or specific drainage studies covering one or more of the drainage basins where development is proposed. The on-site and appropriate off-site studies shall be prepared by the applicant and submitted prior to master plan development approval. The County Executive shall also determine the timing, management, and funding of basin or drainage plan implementation. The relationship between the drainage basin plans and other studies and any required project environmental impact statement shall also be addressed.

F. The King County Executive shall determine whether or not an environmental impact statement (EIS) is required. If an EIS is necessary it will be paid for by the applicant, and the County shall select a consultant to prepare the project EIS from a list submitted by the applicant. If the County determines that there are no qualified consultants on the list, then additional names shall be submitted.

The EIS shall evaluate at least two alternative development plans. This evaluation shall include an appraisal of the ability of the alternatives to meet the policies and guidelines contained in the adopted Newcastle Community Plan. Any required site capability, drainage studies, or basin plans shall be used as part of the technical background information in the EIS.

G. Pursuant to K.C.C. 20.24.150, the Department shall prepare a report to the Zoning and Subdivision Examiner on the master plan development application. This report shall be based on any environmental review including an environmental impact statement and any drainage basin plans or other studies; input from affected cities, public agencies, and County departments; the adopted Newcastle Community Plan and other County plans and policies; and the development criteria contained in Sections 7 through 14, below.

H. The Zoning and Subdivision Hearing Examiner and County Council shall process an application for a master plan development pursuant to the procedures for reclassification of property contained in K.C.C. Chapter 20.24, other applicable ordinances, and the adopted Newcastle Community Plan; provided, that the application shall be exempt from the provisions of K.C.C. 20.24.190. This process shall include public hearings, recommendations, and final action.

I. Master plan approval would be at least a two stage process. The first stage would be a general review of the overall master plan development of up to two villages on Cougar Mountain. Depending upon proposed phasing and timing of development at each village site, one or more additional stages of review would be required to assign specific land use and zoning designations and conditions for the development of each village site and/or each phase of development. The review process for each stage of approval would be the same as the zone reclassification process.

#### SECTION 6. Approved Master Plan Development

A. An approved master plan development shall consist of the following:

1. A detailed land use map of the subject property depicting the uses authorized for the entire subject property,

2. At the applicant's option, one of the following two detailed zoning maps of the subject property depicting:

- a. Approved zoning classifications implementing the approved land uses on all or a portion of the subject property,

- b. Potential zoning classifications for all or a portion of the subject property to implement the approved land uses, as provided in K.C.C. 21.46.060; provided, the base zoning for any portions of the subject property designated with a potential zone is that approved by the adopted Newcastle Area Zoning guidelines,

3. Any conditions of approval.

B. Final conditions of approval, including on-site and off-site improvements to be undertaken by the applicant, the approved plan, and data described in subsections 2, 4, 5, 7 and 8 of Section 5(C) and Section 8(A) of this ordinance, shall be embodied in a concomitant agreement approved by the Department of Planning and Community Development and the King County Prosecuting Attorney, and thereafter executed by all property owners within the master plan development and by King County in recordable form and filed for recording with the King County Division of Records and Elections. Such an agreement shall bind the property owners and their successors in interest to develop their properties only in accordance with the final conditions of approval.

C. The master plan development approval shall not become effective nor shall any development commence until the concomitant agreement has been recorded with the Division of Records and Elections. The agreement shall be recorded as a covenant to the properties identified in Section 6(B).

## SECTION 7. Development Criteria.

In addition to compliance with K.C.C. 20.24.180, the approval, denial or imposition of conditions upon a master plan development shall be based upon the specific requirements, goals and policies identified in sections 8 through 18 below and other applicable state and county statutes, regulations, plans and policies.

## SECTION 8. Housing Criteria.

### A. Housing for all income levels.

1. "Low income" is an income level below eighty percent (80%) of the median income for King County. Ten percent (10%) of the total residential units shall be used as a target in providing housing in each master plan development affordable to persons of low income,

2. "Moderate income" is an income level between eighty percent (80%) and one hundred percent (100%) of the median income for King County. Ten percent (10%) of the total residential units shall be used as a target in providing housing in each master plan development affordable to persons of moderate income,

3. "Median income" is an income level between one hundred percent (100%) and one hundred twenty percent (120%) of the median income for King County. Ten percent (10%) of the total residential units shall be used as a target in providing housing in each master plan development affordable to persons of median income,

4. Median income for King County and affordable monthly housing payments based upon a percent of this income shall be determined annually by the Department of Planning and Community Development,

5. Housing required by this section shall contain a reasonable mix of units designed for senior citizens and families.

B. A preliminary schedule for the phasing of the construction of the housing called for above shall be included with each master plan development application in order to assure that an adequate mix of housing is provided in all phases of development and that the required housing is dispersed throughout the development. A specific schedule shall be submitted with each phase pursuant to Section 14 (B.6).

C. No low income housing will be required in any phase unless publicly funded programs for such housing are available, provided that the developer may be required to set aside sufficient land for that purpose. Land may be required to be set aside for a period of up to five years at a value calculated as follows: the area of the set-aside land multiplied times the average per square foot assessed value of the property in the phase for the year in which the phase is granted approval. Computations shall be based on King County Assessor information.

If during that period, programs become available, the developer shall cooperate with the public agency for the development of such housing. If programs do not become available the land shall be released for other development consistent with the master plan development and the low income housing requirement will be reevaluated at the next phase.

D. The master plan development will be reviewed to establish a minimum percentage for each housing income level. Criteria for establishing these minimums shall include County-wide as well as community plan area population characteristics, market, and economic factors including but not limited to:

1. Cost of construction and financing,
2. Cost of existing housing,
3. Housing types and sizes available,
4. Percentage population within each income level,
5. Employment opportunities,
6. Availability of publicly funded housing programs for low income persons,
7. Amount of existing assisted housing in the surrounding area,
8. Overall need County-wide for low, moderate, and median income housing for senior citizens and families.

#### SECTION 9. Open Space and Recreational Criteria.

A. Forty percent (40%) of the gross area of the overall master plan shall be used as a target in providing community open space. "Community open space" means land in the master plan development which is to be owned by the public or by an approved community or homeowners' organization at the option of the King County Department of Planning and Community Development, and preserved in perpetuity for the use of the public and/or residents of the master plan development.

B. Open space requirements for residential developments contained in King County Code titles 19, 20 and 21 shall be waived within the master plan development; except that the open space requirements of K.C.C. Chapter 21.56 and K.C.C. 21.08.080 shall remain in effect for PUD's and for plats when using the lot averaging provisions. The open space required for PUD's in K.C.C. Chapter 21.56 and for plats in K.C.C. 21.08.080 when using the lot averaging provisions shall not be included in the calculation of community open space.

C. The following areas shall be preserved as open space:

1. Unique, fragile, and valuable elements of the environment plus any necessary protective buffer areas, such as prime wildlife habitats or natural drainage features,
2. Areas unsuitable for building due to natural hazards,
3. Agricultural and fisheries resources,
4. Physical and/or visual buffers within and between areas of urban development; except that private open space areas associated with residential dwellings shall not be included in the calculation of the minimum community open space area,
5. Natural areas with significant educational, scientific, historic, or scenic values,
6. Outdoor recreation areas. Park and recreational facilities shall be provided by the developer in accordance with current County standards (Ordinance 3813 and Motion 3527 and any applicable future amendments).

7. Perimeter buffering of the master plan development.
8. Existing and proposed trail corridors.
9. 80% of the land dedicated for school purposes.

D. The master plan development will be reviewed to establish a minimum percentage of open space and recreational area.

1. Criteria for establishing this minimum shall include the physical characteristics of the site, the amount of recreational facilities and permanent open space in the surrounding area, the existing and planned uses of adjacent land, and the types of uses proposed for open space areas.

2. High priority shall be given to preserving, maintaining and managing the existing natural drainage system by retaining significant drainage features including creeks, streams, lands and wetlands within the open space area with minimal encroachment by other open space uses.

3. Compatible multiple uses on such open space may be specifically authorized at the time of approval of the master plan development.

4. Preservation of open space for environmental and buffering needs in excess of the community open space target shall not relieve the master plan development from providing useable open space for active use.

E. Open space shall be either dedicated to an appropriate governmental agency or held in perpetuity by an approved private organization with responsibility for maintenance and operation at the option of the Department.

F. Any open space property which is planned for dedication, but is not dedicated promptly upon approval of the phase of the master plan development in which the property is located, shall be maintained by the applicant until dedicated, in accordance with an approved interim maintenance program. The applicant shall submit a proposed interim maintenance program for all such properties as part of the master plan development application.

#### SECTION 10. Commercial/Industrial Criteria.

A. The master plan development shall provide neighborhood business areas for the everyday shopping and service needs of the community, consistent with applicable King County policies.

B. Mixed use buildings are encouraged in business areas.

#### SECTION 11. Utilities, Energy and Public Services Criteria.

A. The master plan development shall be responsible for all improvements and additions to public and private water and sewer facilities required as a result of the development, including off-site facilities and improvements.

B. The master plan development shall provide for adequate fire protection to the extent such need is created either wholly or partially as a result of the development. In the event adequate facilities are not available the developer shall have the option of dedicating sites, paying fees or using other means capable of providing for fire protection. Provision for adequate fire protection may include dedication of fire station sites, construction of fire stations, and purchase of new equipment.

C. The master plan development shall include energy efficient building types and efficient energy consuming systems. The master plan development shall make use of renewable energy resources and the provision of a choice of alternative fuel sources wherever possible and economically feasible.

D. The master plan development shall provide for adequate schools to the extent such need is created either totally or partially as a result of the development. In the event adequate facilities are not available the developer shall have the option of dedicating sites, paying fees or using other means capable of providing for school services. School site locations and access shall be determined in conjunction with the appropriate district. Such sites shall be provided with utility connections and shall be dedicated to the appropriate school district.

E. Methods for financing public and private improvements referred to in this section shall be identified and approved by King County pursuant to Section 15.

## SECTION 12. Transportation Criteria.

A. The master plan development shall provide:

1. External access streets, internal arterials and streets meeting current King County road planning and improvement standards or as otherwise provided pursuant to K.C.C. Chapter 19.20.

2. Facilities or design considerations which encourage the use of alternative modes of transportation, including but not limited to, transit, carpool, bicycle, pedestrian and equestrian trail facilities,

3. All on-site and off-site road improvements necessary to mitigate the impacts of traffic on existing public roads caused as a result of the development.

B. A transportation plan should be prepared by the applicant for the master plan development and shall be reviewed and approved by the Department of Public Works prior to issuance of any development or building permit for the first phase of an approved master plan development. A transportation plan for each phase of development shall be reviewed and approved before development of that phase begins, to assure compatibility with the master transportation plan and adequacy of facilities, and compliance with current King County standards. Care will be given to ensure the plans are compatible with standards of the adjacent jurisdictions.

C. Methods for financing of on-site and off-site transportation improvements required pursuant to this section shall be identified and approved by King County pursuant to Section 15 of this ordinance.

### SECTION 13. Drainage Criteria.

A. The master plan development shall provide an on and off-site drainage facilities system which meets the following criteria:

1. The existing natural drainage system shall be preserved, maintained, and managed to the maximum feasible extent. Significant creeks, streams, lakes, wetlands, and supporting vegetative buffers necessary to preserve the valuable functions of the natural drainage system, shall be retained to the maximum feasible extent. Development, including roads and utilities, within the natural drainage system shall be kept at an absolute minimum. Any development proposed around these features shall require studies pursuant to K.C.C. 21.54 and Natural Features policies in the adopted Newcastle Community Plan. These studies shall determine if development may be permitted and to determine appropriate setbacks and other mitigating measures to protect the features if development is allowed.

2. The system shall be designed to be compatible with applicable King County drainage basin plans and systems including drainage basin plans required during the review of the master plan development and any pre-existing basin plans. Care shall be given to ensure the systems are compatible with those of adjacent jurisdictions.

3. The system shall be designed and constructed so as to mitigate on-site and off-site impacts from increased runoff, erosion, siltation, flooding and/or other impacts identified in drainage studies or basin plans.

B. A comprehensive drainage study and plan addressing site and downstream conditions for the master plan development shall be prepared by the applicant. The study and plan shall be reviewed and approved by the Department of Public Works prior to issuance of any development or building permit for the first phase of an approved master plan development. A drainage plan for each phase of development shall be reviewed and approved before development of that phase begins, to assure compatibility with the master drainage plan, adequacy of facilities, and compliance with current King County standards. Care will be given to ensure the plans are compatible with standards of the adjacent jurisdictions.

C. Determination of whether the drainage system and drainage facilities shall be owned, managed, maintained, and funded by the public, a private organization, or shared public-private responsibilities shall occur as part of master plan approval.

1. A manual shall be prepared by the applicant prescribing preservation, maintenance and management procedures, practices and responsibilities for the existing natural drainage system and any on-site drainage facilities located within the master plan development.

D. Methods for financing of construction and maintenance of on-site and off-site drainage improvements required pursuant to this section shall be identified and approved by King County pursuant to Section 15 of this ordinance.



#### SECTION 14. Phased Development.

A. The term "phase" means a portion of a master plan development site which is the subject of application for approval of one or more subdivisions, planned unit developments, or site plans pursuant to K.C.C. sections 21.46.150-.200; provided, that approval of a site plan in the master plan development shall be based on compliance with the guidelines, performance standards, permitted uses, or other requirements imposed for that phase at the time of master plan approval.

B. A master plan development may be developed in phases, provided:

1. An estimated time period for completion of all phases shall be provided as part of the master plan application,
2. The development must be provided with adequate facilities and services at all phases of development,
3. Initiation of new phases may be prohibited until conditions imposed on previous phases have been met,
4. A detailed financial plan is submitted for each phase pursuant to Section 15 below,
5. A general sequence of phases shall be required which will assure a mix of uses and densities,
6. Prior to submission of development plans for each phase, the applicant shall consult with the King County Housing and Community Development Division to determine the specific number of low/moderate/median income housing units to be developed in the proposed phase.

C. Additional conditions of approval may be imposed on each phase to obtain compliance with current County requirements provided changes to the requirements in Sections 8 to 14 shall be reviewed pursuant to Section 18.

#### SECTION 15. Financial Plan for Capital Facilities.

A. A preliminary financial plan shall be submitted as part of the master plan development application which addresses:

1. On-site and off-site capital facilities required as a result of the proposed master planned development as identified in Sections 11, 12, and 13.
2. Capital facilities required by the master plan development that cannot be built incrementally as part of each phase and those capital facilities required in conjunction with the development of each phase.
3. Potential financing methods.
4. Areas within and outside of the designated master plan development area that will benefit from the required facilities.
5. The master plan development's fair share of the costs for on and off-site improvements.

B. A detailed financial plan shall be submitted as part of each proposed phase review. The detailed financial plan shall identify the proposed methods for financing the required capital facilities for the

phase and a schedule for its implementation. Alternative methods shall be identified for those methods which are dependent on actions beyond the applicant's control.

C. Approval of the master plan development is for land use purposes only and as such does not constitute prior County approvals or decisions or make provisions for capital facility programming for required off-site or on-site facilities.

#### SECTION 16. Combination With Other Applications.

A. An application for a master plan development or an amendment thereto may be combined with applications for King County approval or related land development permits and approvals for the site which implement the master plan development, including but not limited to, subdivisions, planned unit developments, Local Service Area amendments, shoreline permits, flood control permits, and building permits.

B. The following types of applications may be processed concurrently with an application for a master plan development: amendments to utility district comprehensive plans, franchises and sewerage general plan amendments. Amendments to such plans may encompass more property than that of the proposed master plan development if consistent with the adopted Newcastle Community Plan and other applicable adopted County plans and policies.

#### SECTION 17. Fee.

A fee shall be paid by the applicant to finance the master plan review process in amounts to be determined by the Department at the time of application. Such fees shall equal the estimated cost of processing the master plan development application for all affected Executive County agencies. After receipt of an application for a master plan development, the Department shall consult with all affected Executive county agencies and shall establish a budget setting forth the estimated cost of reviewing the application. The applicant shall pay the budgeted amount, and at the applicant's option, payment may be made in regular installments during the review process. All County departments involved in the review process shall keep accurate records of their actual time and costs expended in reviewing the application. After the application has been approved or disapproved by the Council, the budgeted amount shall be adjusted to equal the actual cost of processing. The applicant shall thereupon pay any remaining deficit to King County, or the County shall thereupon refund any remaining surplus to the applicant.

#### SECTION 18. Master Plan Development Amendments.

An approved master plan development, including any of the required elements thereof, the concomitant agreement, or any conditions of approval, may be amended or modified by the Council of King County at the request of King County, the applicant, or the applicant's succes-

sor in interest, if the Council finds, after notice and hearing undertaken in accordance with procedures for reclassification of property pursuant to K.C.C. Chapter 20.24 and other applicable ordinances, that conditions in the area have changed, that development as originally approved would be infeasible, or that the proposed amendment or modification would better promote the health, safety, or welfare of King County residents.

SECTION 19. Development Criteria not a Precedent.

The Development Criteria of Sections 8 through 18 are imposed on village development proposals within the Cougar Mountain Subarea. Nothing herein shall be construed as authorizing or encouraging the application of the requirements, goals, and policies of Sections 8 through 18 to any other land use approval or permitting process in King County. The requirements, goals, and policies of Section 8 through 18 shall not apply to zoning reclassifications, subdivision or short subdivision approvals, planned unit developments, large lot segregations, or other land use approvals or permits not part of the master plan developments within the villages master plan development overlay district.

# Appendix D

## Ordinance No. 6422

Introduced by: **Bill Reams**  
Proposed No. 83-29

**AN ORDINANCE** relating to Comprehensive Planning; adopting the Newcastle Community Plan; adopting the Newcastle Area Zoning; amending the King County Sewerage General Plan (Ordinance No. 4035); amending the Newcastle Area Zoning Guidelines (Resolution No. 31816); and adding a new section to K.C.C. 20.12.

### PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

1. The Newcastle area is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the Newcastle Community Plan and Area Zoning. The Newcastle Community Plan is a continuation of the program to plan area-by-area in King County.
2. The Newcastle area is a growing area with competing demands for land uses and development and requires areawide planning and zoning.
3. King County, with the assistance of the Newcastle Community Plan Committee, the Technical Advisory Committee and general citizen input, has studied and considered alternative policies, programs and other means to provide for the orderly development of the Newcastle area and has considered the social, economic and environmental impacts of the plan and areawide zoning. King County has prepared and distributed an Environmental Impact Statement for the Newcastle Community Plan and areawide zoning.
4. The Newcastle Community Plan and areawide zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

### BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

**SECTION 1.** There is added to K.C.C. 20.12 a new section to read as follows: The Newcastle Community Plan, attached to Ordinance 6422 as Appendix A, is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official County policy for the geographic area defined therein.

**SECTION 2.** The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as Appendix B, is adopted as the official zoning control for that portion of unincorporated King County defined therein.

**SECTION 3.** Ordinance No. 4035, previously adopting the King County Sewerage General Plan, is hereby amended in accordance with Section 1.

**SECTION 4.** Resolution No. 31816, previously adopting area zoning for Newcastle on May 9, 1966, is hereby amended in accordance with Section 2.

**SECTION 5.** All public testimony previously received by the Newcastle Community Plan Panel and the King County Council on Proposed Ordinance 82-242 is hereby incorporated by this reference and is intended to serve as a basis for the Newcastle Community Plan documents attached hereto. Proposed Ordinance 82-242 was passed by the Council on December 20, 1982, as Ordinance 6235 and was vetoed by the Executive on January 6, 1983.

**INTRODUCED AND READ** for the first time this 17th day of January, 1983.

**PASSED** this 31st day of May, 1983.

**KING COUNTY COUNCIL**  
**KING COUNTY, WASHINGTON**

*Bruce Laing*  
Chairman

**ATTEST:**

*Dorothy M. Owens*  
Clerk of the Council

**APPROVED** this 5th day of June, 1983.

*Randy Revelle*  
King County Executive





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